

**Bryan Davies
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No Onward Chain £205,000

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www.bdahomesales.co.uk

A WELL PRESENTED 2/3 BEDROOM SEMI-DETACHED TOWN HOUSE SITUATED IN AN ELEVATED POSITION WITH FABULOUS VIEWS OVER PENRHYN BAY AND RHOS ON SEA. Within easy access of Penrhyn Bay's Post Office/General Store and local village shops including Co-Op, family practitioners centre and chemist, nursery, primary and secondary schools, bus services from Penrhyn Bay to Rhos on Sea, Colwyn Bay and Llandudno, and approximately 2½ miles from Llandudno Town Centre. The accommodation briefly comprises:- front door to hall; door through to kitchen/ breakfast room; utility; staircase leads to first floor; lounge with balcony and gas coal effect fire; Bedroom 3/ Dining room/ Office/ Gym; Second floor; 2 double sized bedrooms and a 3-piece shower room. The property features gas fired central heating and upvc double glazed windows. Outside - off road parking to the front, front and rear seating areas.

The Accommodation comprises:-

UPVC double glazed FRONT DOOR with double glazed sidelight to:

HALL



Wood effect decorative flooring, radiator.

Door through to :

KITCHEN/ BREAKFAST ROOM (Previously garage) 15'10" x 8'7" (4.84m x 2.63m)



Fitted range of gloss fronted base, wall and drawer units with rolled edge wood effect worktops, inset single drainer sink unit and mixer tap, space for cooker and splashbacks, stainless steel cooker hood, plumbing for dishwasher, space for fridge/freezer, cupboard housing gas fired 'Glowworm' central heating and hot water boiler, tiled splashback, wood effect flooring, vertical radiator, recessed downlighters to ceiling, double opening upvc double glazed doors to balcony/ seating area.

UTILITY

With storage/ shelving, plumbing for washing machine and space for drier, electric meter.

An enclosed staircase from the entrance hall leads to :

FIRST FLOOR

Radiator, upvc double glazed door to rear.

LOUNGE 12'11" x 16'3" plus staircase to second floor (3.96m x 4.97m plus staircase to second floor)



Fire surround and hearth with inset gas coal effect fire, double radiator, upvc double glazed window with open views, double opening upvc double glazed doors to:

BALCONY



With plastic balustrade.

BEDROOM 3/ DINING ROOM/ OFFICE/ GYM 10'10" x 9'7"
(3.32m x 2.93m)



Plus built in double wardrobe with sliding doors and hanging rails and shelving, wood effect flooring, upvc double glazed window, radiator.

SECOND FLOOR LANDING

Airing cupboard with hot water tank and slatted shelving.

BEDROOM 1 13'0" x 9'9" (3.98m x 2.98m)



Including full width wardrobes with hanging rails and shelving, radiator, upvc double glazed window with PANORAMIC VIEWS.



BEDROOM 2 10'10" x 8'11" minimum (3.32m x 2.72m minimum)



Upvc double glazed window, radiator.

3 PIECE SHOWER ROOM



Corner shower stall - with electric shower, pedestal wash hand basin with mixer tap, close coupled wc, wall mounted mirror fronted cabinet, extractor, plastic sparkle wall cladding, tile effect flooring, plastic cladding to ceiling, ladder style towel rail, access to roof space, upvc double glazed window.

OUTSIDE

FRONT GARDEN



With patio area, enclosed artificial lawn and wooden fencing.

Blocked paved driveway to the front provides parking for one car.



REAR GARDEN



With slate chippings, steps down to rear door, rockery and palm tree, shared pathway to side access.

COUNCIL TAX

Is 'C' obtained from www.conwy.gov.uk

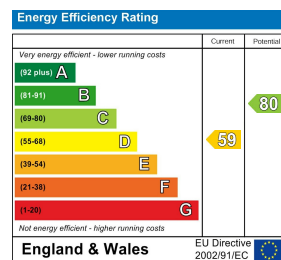
TENURE

The property is held on a 'FREEHOLD' tenure.

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed onto the promenade and continue up to the Little Orme, at the top of Penrhyn Hill turn right at the 'Llandudno Welcomes You' sign into Bryn y Bia Road and immediate left into Pendre Road. Proceed through the village and down the hill to the left hand side. Ormeside is on the left and the property is within 300 yards on the right. REF A499 27/06/24

We will be pleased to arrange a viewing of this Home

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e mail: llandudno@bdahomesales.co.uk

Llandudno Office Opening Hours - Monday to Friday: 8.30 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

