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+ Associates**

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AUCTIONEERS
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Ivydene, Ferndale Road, Llandudno Junction, Conwy, LL31 9NT



£249,950

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www.bdahomesales.co.uk

THIS IS A DECEPTIVELY SPACIOUS 3/4 BEDROOM DETACHED DORMER BUNGALOW, SITUATED ACROSS THE ROAD FROM ASDA SUPERMARKET, ICELAND AND THE MAINLINE RAILWAY STATION AND WITHIN EASY WALKING DISTANCE TO TESCO AND THE HISTORIC TOWN OF CONWY. The accommodation which is in need of some updating briefly comprises:- porch; hall with 2 piece cloakroom; lounge with bow window; kitchen; ground floor bedroom with shower; first floor landing; 3 bedrooms and a 3 piece bathroom. The property features gas fired central heating from a combination boiler and upvc double glazed windows. Outside - front garden with lawn, flower beds, shrubs and a driveway which leads to the rear garden area parking (the driveway is owned by the house next door but provides access for Ivydene).

THE PROPERTY IS IN NEED OF SOME MODERNISATION.

The Accommodation Comprises

FRONT DOOR to:-

PORCH/ SUN ROOM 13'5" x 6'2" (4.11m x 1.9m)



With tiled floor.

HALLWAY

Double radiator.

2 PIECE CLOAKROOM

In White, upvc double glazed window.

LOUNGE 18'9" x 12'4" (5.73m x 3.78m)



Into upvc double glazed bow window, fire surround, double radiator.

DINING ROOM 11'10" x 12'4" (3.63m x 3.78m)



Fire surround, double radiator, upvc double glazed window.

KITCHEN 12'4" x 11'3" (3.78m x 3.45m)



Base, wall and drawer units, with round edge worktops, single stainless steel sink, 'Worcester' gas fired combination central heating and hot water boiler.

REAR PORCH

GROUND FLOOR BEDROOM ONE 12'10" x 11'5" (3.93m x 3.48m)



Fire surround, double radiator, upvc double glazed window, large walk in shower.

FIRST FLOOR LANDING

BEDROOM 2 10'10" x 11'1" (3.32m x 3.40m)



Upvc double glazed window, radiator, view to the castle.

BEDROOM 3 11'10" x 9'3" (3.63m x 2.82m)



Upvc double glazed window, view to the castle, radiator.

BEDROOM 4 9'3" x 8'3" (2.84m x 2.54m)



Upvc double glazed window, radiator.

BATHROOM



Free standing bath, vanity wash hand basin and low flush wc, upvc double glazed window, radiator.

OUTSIDE

FRONT GARDEN

There is a foot gate with access to the lawned front garden. Side pathway and driveway provide shared access to:-

TENURE

The property is held on a FREEHOLD tenure.

REAR GARDEN/PARKING AREA



With a timber store. (The access drive is owned by the property next door with a right of access for Ivydene).

COUNCIL TAX

Is 'E' as obtained from www.conwy.gov.uk

GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



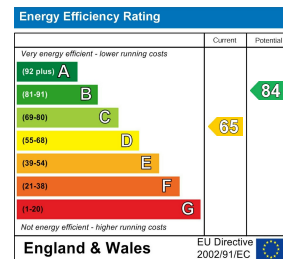
TOTAL FLOOR AREA: 1306 sq.ft. (121.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.
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Area Map



Energy Efficiency Graph



Directions

From Llandudno Junction railway station proceed towards Conwy, at the mini roundabout turn right and the property can be viewed immediately on the right hand side. Ref A518 19/07/24

We will be pleased to arrange a viewing of this Home

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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.

