

**Bryan Davies
+ Associates**

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No Onward Chain £250,000



www.bdahomesales.co.uk

THIS IS A BEAUTIFULLY PRESENTED AND UPGRADED TWO BEDROOM DETACHED BUNGALOW situated in an elevated position on the outskirts of Glan Conwy with panoramic views from the front elevation to Conwy Estuary and through to The Vardre and the Great Orme. The accommodation briefly comprises:- front door to hall; lounge with square arch to dining room; patio door leading to a terrace; modern fitted kitchen with built-in oven, hob, cooker hood; side hallway/study; 2-piece cloakroom; 2 double sized bedrooms with built-in wardrobes and panoramic views; modern 3-piece shower room. The property features gas fired central heating and upvc double glazed windows; Outside - easily maintained to the front and rear. Drive for off road parking leads to a car port and a single car garage.

N.B. THE PROPERTY IS STEEL FRAMED NON CONVENTIONAL BUILD

INTERNAL INSPECTION IS HIGHLY RECOMMENDED

The Accommodation Comprises:-

Upvc Double Glazed SIDE DOOR to:-

HALL

Radiator, cloaks cupboards, boiler cupboard housing 'Main Eco Elite' gas fired central heating/hot water boiler. Access to roof space.

LOUNGE 16'4" x 11'6" (5.00m x 3.53m)



Upvc double glazed windows, double radiator, distant hill views, square arch to:-



DINING ROOM 11'0" x 8'7" (3.36m x 2.63m)



Upvc double glazed window, double radiator, upvc double glazed sliding patio door to the terrace.



TERRACE



MODERN FITTED KITCHEN 15'5" x 7'1" (4.72m x 2.16m)



Grey gloss fronted base, wall and drawer units with

round edge worktops stainless steel 1½ bowl sink with bi-flo taps, built-in oven, 4 ring ceramic hob and cooker hood over, plumbing for a washing machine, breakfast bar, double radiator.

SIDE HALL/STUDY 13'6" x 7'9" (4.14m x 2.37m)



Upvc double glazed side access door, built-in unit for study area.

2-PIECE CLOAKROOM



In White.

BEDROOM 1 10'2" x 9'9" (3.12m x 2.99m)



Plus built-in full width wardrobe, drawers and headboard, upvc double glazed window, radiator. Panoramic views.



DOUBLE ASPECT BEDROOM 2 9'11" x 9'6" (3.03m x 2.90m)



Plus built-in wardrobes, upvc double glazed windows, radiator. Panoramic views.

MODERN 3-PIECE SHOWER ROOM



In White, wall tiling, ladder style towel warmer.

OUTSIDE

FRONT GARDEN



With shrubs, rockeries, patio area, panoramic views.
Drive for off road parking leads to a CAR PORT.

GARAGE 15'7" x 7'11" (4.75m x 2.43m)



Up and over door, power and light, upvc double glazed window.

REAR GARDEN



With lawn, patio, shrubs and raised terrace with views.

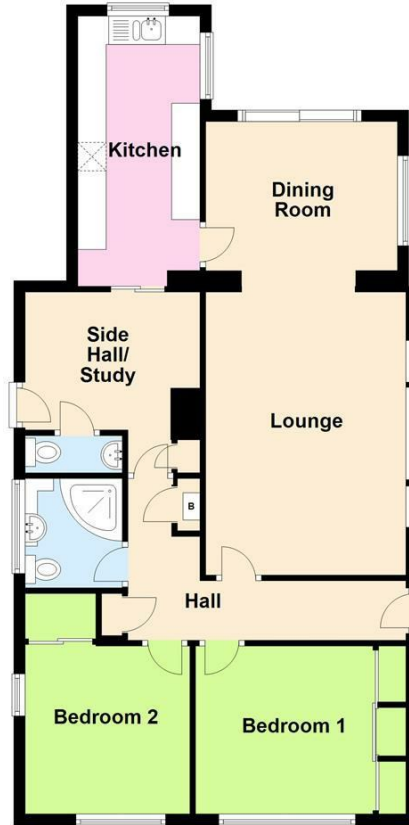
TENURE - FREEHOLD

COUNCIL TAX BAND

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

Ground Floor

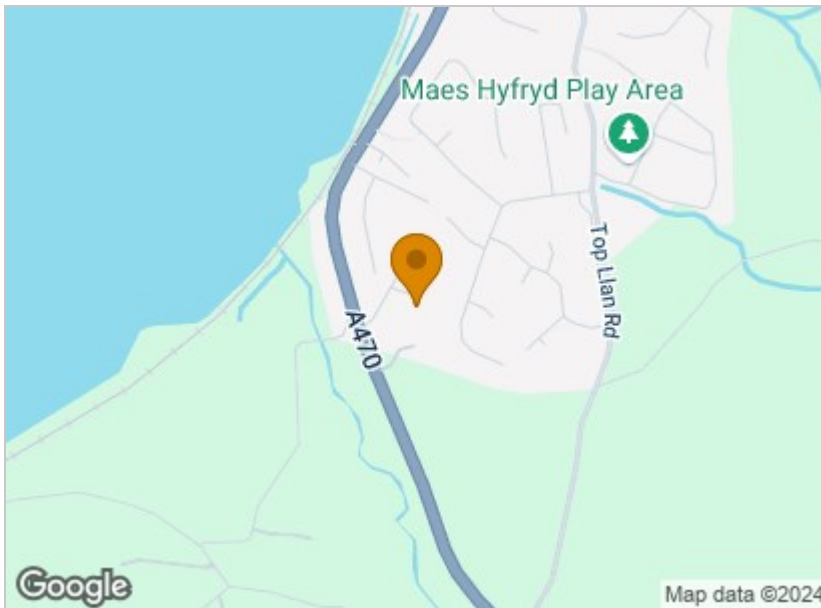
Approx. 82.6 sq. metres (889.4 sq. feet)



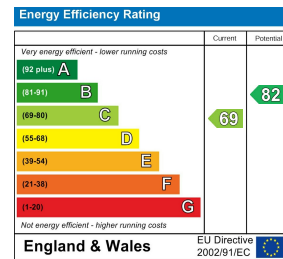
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Total area: approx. 82.6 sq. metres (889.4 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From Glan Conwy Corner, follow the signs for Glan Conwy, passing Snowdonia Nurseries on the right hand side proceed through Glan Conwy and on the way out after the houses finish on your left turn into Glan y Mor and the bungalow is on the right. REF: A529 04/09/24

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.

