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## 7 Bryn Seiriol, Llanrhos, Llandudno, Conwy, LL30 1PD



No Onward Chain £450,000



[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)

THIS SPACIOUS EXTENDED THREE TO FOUR BEDROOM DETACHED DORMER BUNGALOW is situated in an elevated position with views particularly from the first floor to the Conwy Mountain Range, Sea, Anglesey and over to the Great Orme. Within a mile of Deganwy Village with its Shops, Restaurants, Deganwy Quay, beach and approximately 2½ miles to Llandudno. The accommodation briefly comprises:- front door to porch; reception hall; double aspect lounge with double opening doors to conservatory; kitchen with a range of modern units, built-in oven, hob and cooker hood; separate utility room; dining/4th bedroom; ground floor principal bedroom with built-in wardrobes and en-suite 3-piece shower room; spacious first floor landing; 2 large double bedrooms and a modern 4-piece bathroom including separate shower stall. The property features gas fired central heating and upvc double glazed windows. Outside - good sized gardens to the front and rear, brick paved driveway leads to a large single car garage with automatic roller door.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED.

The Accommodation Comprises:-

**Double Glazed FRONT DOOR**

With leaded lights to:-

**PORCH**

Feature upvc double glazed arched window, tiled floor.

**HALL**

Plate rack, coving, radiator.

**LOUNGE 22'0" x 11'10" (6.73m x 3.63m)**



Stone fire surround with display shelving and matching side Granite shelving and hearth, 4 wall light points, electric coal effect fire, t.v and telephone point, upvc double glazed window, double radiator. Double opening upvc double glazed doors to:-



**CONSERVATORY 13'1" x 9'9" (4.01m x 2.99m)**



Brick built with coloured leaded lights, upvc double glazed windows, decorative tiled floors, double opening upvc double glazed side doors. Views.

**KITCHEN 11'2" x 11'1" (3.41m x 3.40m)**



Fitted range of Cream fronted base, wall and drawer units with round edge wood effect worktops, inset 1½ bowl sink unit and mixer taps, integrated appliances include 'Kenwood' double electric oven and 4 ring 'Kenwood' gas hob and cooker hood over, wall tiling, coving, extractor, radiator, Grey speckle tile effect flooring, upvc double glazed window, understairs storage cupboard/cloaks cupboard with electric meter.



UTILITY ROOM 9'10" x 6'7" (3.00m x 2.03m)



With round edge speckled worktop with space for fridge/freezer, plumbing for a dishwasher and washing machine. Speckled tile effect flooring, wall mounted gas fired 'Worcester' combination central heating and hot water boiler, wall tiling, upvc double glazed window and side aspect upvc double glazed door to garden.

DINING ROOM/GROUND FLOOR BEDROOM 4 11'9" x 11'3" (3.60m x 3.43m)



Coving, upvc double glazed window to the rear, radiator.

GROUND FLOOR BEDROOM 1 11'10" x 10'5" (3.63m x 3.18m )



With fitted double and single wardrobes, side cabinets, chest of drawers and top cupboards, coving, upvc double glazed window to rear.

EN-SUITE TILED 3-PIECE SHOWER ROOM



With corner shower stall and 'Mira' shower, pedestal wash hand basin, close w.c, shaver light, mirror, coving, lino flooring, upvc double glazed window, radiator.

An enclosed staircase from the Entrance Hall leads to:-

FIRST FLOOR LANDING

Upvc double glazed window, access to roof space, built-in linen cupboard with shelving, radiator, louvre doors, double radiator, upvc double glazed window.

BEDROOM 2 14'10" x 12'1" - maximum (4.54m x 3.70m - maximum)



Plus full width built-in wardrobes with sliding doors,

hanging rail, telephone point, access to eaves space. Fitted dressing table, matching bedside cabinet, wall lights, coving, upvc double glazed window with views, double radiator.



VIEW FROM BEDROOM 2



BEDROOM 3 14'6" x 11'10" (4.43m x 3.63m)



Plus recess with sloping ceiling, t.v and telephone point. Access to eaves, coving, upvc double glazed window to rear with views, double radiator.



VIEW FROM BEDROOM 3



MODERN TILED 4-PIECE BATHROOM



White suite comprising panel bath with mixer tap, vanity wash hand basin with Grey display shelving, close couple w.c, separate corner shower stall with mains shower, ladder style towel rail, Grey tile effect flooring, decorative tiled walls, upvc double glazed window.



### OUTSIDE



### FRONT AND SIDE GARDEN

With double width block paved driveway provides off road parking for several cars, slate chippings, flowerbeds and shrubs. Driveway leads to:-

**LARGE SINGLE DETACHED GARAGE 25'7" x 10'5" (7.82m x 3.20m)**



Automatic up and over door, light and power connected, upvc double glazed window, side access door. Side gated access to:-

### REAR GARDEN



With paved patio areas, decorative chippings, shrubs, drying area, lawn with raised decked seating area and summerhouse, apple tree.



### SUMMERHOUSE



**TENURE - FREEHOLD**

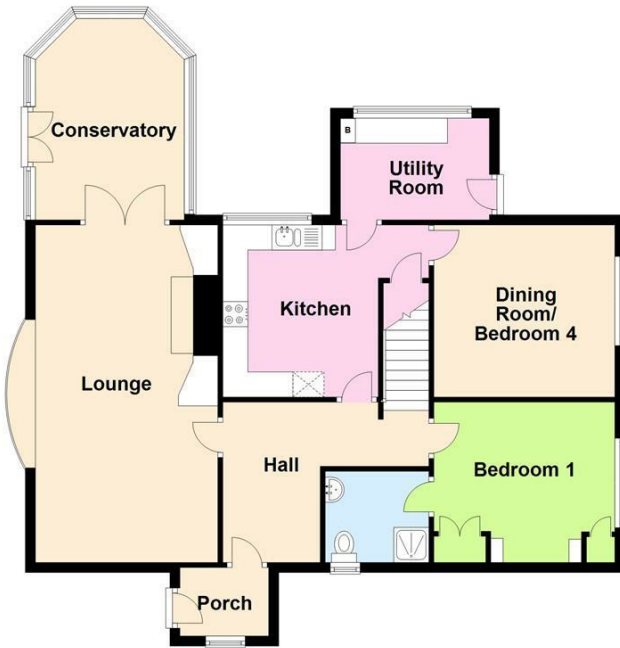
**COUNCIL TAX BAND**

Is 'F' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

### Ground Floor

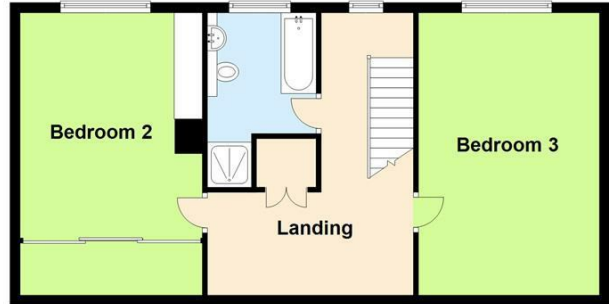
Approx. 98.6 sq. metres (1061.4 sq. feet)

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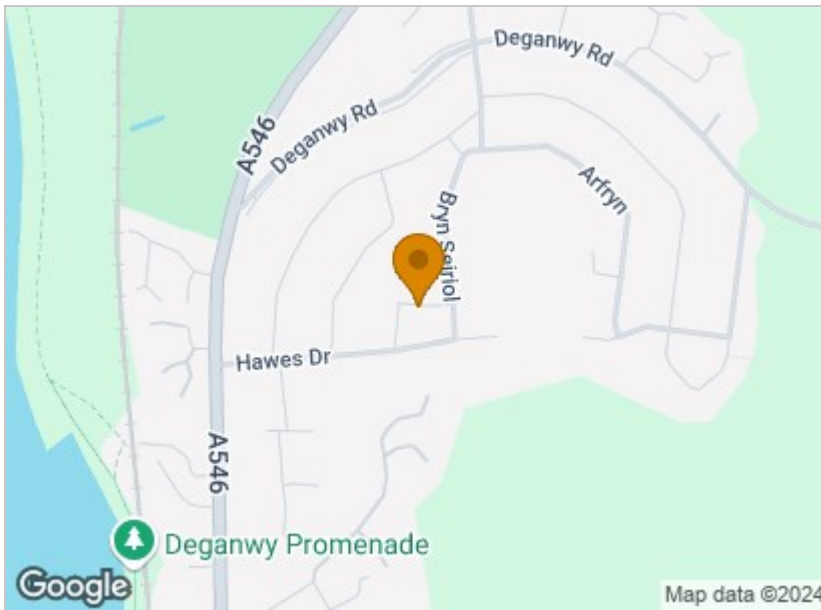
### First Floor

Approx. 64.9 sq. metres (698.8 sq. feet)

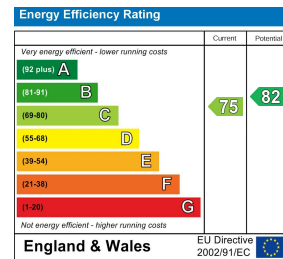


Total area: approx. 163.5 sq. metres (1760.2 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From The Moorings (previously the Deganwy Castle Hotel) proceed towards Llandudno, take the third turning on the right onto Hawes Drive towards the top of this road turn left into Bryn Seiriol and the property is in front of you within 100 yards. REF: A556 13/09/24 REV 18/09/24

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.

