

**Bryan Davies
+ Associates**

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**AUCTIONEERS
●
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**26 Charleston Road, Penrhyn Bay, Llandudno,
Conwy, LL30 3HB**



£345,000

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www.bdahomesales.co.uk

SITUATED TOWARDS THE END OF THIS POPULAR CUL-DE-SAC -THIS FOUR BEDROOM DETACHED FAMILY SIZED HOME WAS BUILT (C1990) . Within easy access of village shops, Co-Op, bus services, family practitioners centre and chemist, restaurants, secondary and primary school and within an easy walking distance of the foreshore in Penrhyn Bay. Approximately 2½ miles of Llandudno Town Centre. The property briefly comprises:- front door to hall; 2-piece cloakroom; lounge with access to a good sized L-shaped upvc double glazed conservatory; separate dining room; kitchen/breakfast room; first floor landing; 4 bedrooms all with built-in wardrobes and the main bedroom having an en-suite 3-piece shower room; 3-piece family bathroom. The property features gas fired central heating, original double glazed windows to the front and upvc double glazed windows to the residue. Outside - gardens to the front and rear. Drive for off road parking for 3 cars leads to a single car garage.

The Accommodation Comprises:-

COMPOSITE FRONT DOOR INTO:-

HALLWAY

Single radiator.

2-PIECE CLOAKROOM

W.c, vanity wash hand basin and radiator

LOUNGE 15'0" x 12'11" - maximum (4.59m x 3.96m - maximum)

Timber fire surround with inset electric fire, coving, radiator. Patio doors into:-



L-SHAPED CONSERVATORY 11'4" narrowing to 8'7" x 22'8" - maximum (3.46m narrowing to 2.62m x 6.91m - maximum)



Upvc double glazed doors to garden, single upvc double glazed door to side of property.



KITCHEN 12'11" x 9'11" (3.95m x 3.04m)



Range of base, wall and drawer units in Cream shaker style with complementary worktops, built-in 1½ bowl Belfast style sink and drainer, built-in 'Miele' dishwasher, space for a washing machine, space for range style cooker, partial wall tiling, breakfast bar area with built-in wine cooler, space for American style fridge/freezer. Timber glazed door to garden, built-in microwave.

DINING ROOM 13'3" x 9'3" - maximum (4.05m x 2.82m - maximum)



Timber double glazed bay window, radiator.

Stairs to:- FIRST FLOOR LANDING

FIRST FLOOR LANDING

Radiator, loft hatch access, airing cupboard with shelving and cylinder tank.

BEDROOM 1 12'10" x 8'11" (3.93m x 2.73m)



Built-in wardrobes, top boxes and dressing table, radiator. Views towards Penrhynside. Archway to:-

EN-SUITE SHOWER ROOM



Shower cubicle with mains shower, vanity wash hand basin and w.c, radiator, partial tiling.

BEDROOM 2 10'7" x 8'11" (3.23m x 2.73m)



Built-in wardrobes and top boxes, radiator.

BEDROOM 3 10'3" x 9'5" (3.14m x 2.89m)



Built-in wardrobes, bedside table and dressing table, radiator. Views towards Penrhynside.

BEDROOM 4 8'5" x 6'9" (2.58m x 2.06m)



Built-in shelving and drawers, radiator.

FAMILY BATHROOM



Comprising panel bath with an overbath shower, w.c, vanity wash hand basin, chrome ladder style heater.

OUTSIDE

FRONT GARDEN

Driveway with parking for up to 3 cars. Lawned area with established trees and bushes.

SINGLE GARAGE 17'8" x 9'1" (5.40m x 2.77m)

Automatic roller door, power, light and water, 'Potterton' gas fired central heating boiler.

REAR GARDEN



Patio seating area, lawn and hedgerow borders, fence boundary.

TENURE - FREEHOLD

COUNCIL TAX BAND

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

Ground Floor

Approx. 80.4 sq. metres (865.4 sq. feet)



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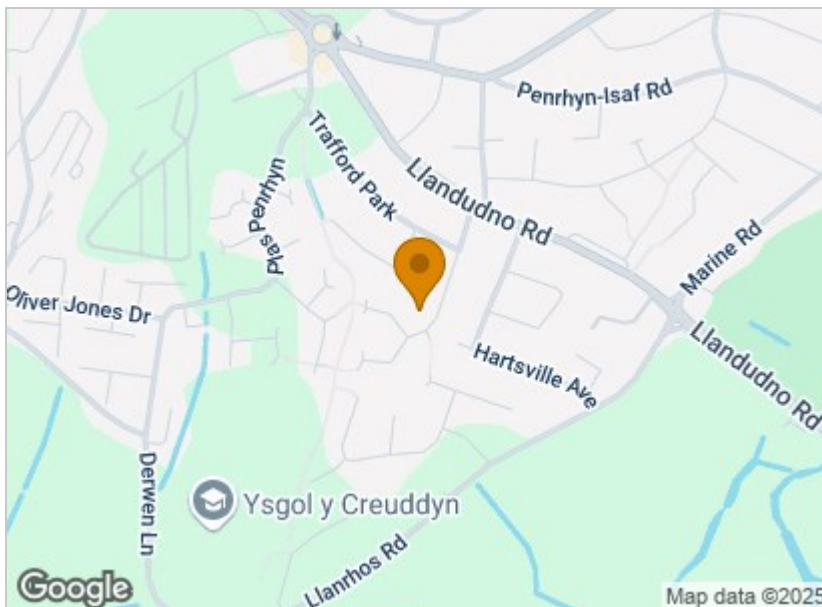
First Floor

Approx. 53.8 sq. metres (579.5 sq. feet)

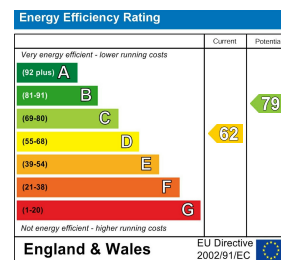


Total area: approx. 134.2 sq. metres (1444.9 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From the Llandudno Office, onto the Promenade, over the Little Orme onto Llandudno Road, take the first turning on the right into Charleston Road and the property is at the end of the cul de sac on the right hand side. REF: A569 01/10/24 REV 08/10/24

We will be pleased to arrange a viewing of this Home

01492 875125

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.

