

**Bryan Davies
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£197,500

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THIS TRADITIONAL 3 BEDROOM SEMI DETACHED FAMILY SIZED HOME is situated convenient to Deganwy Primary School and within walking distance of the new Co-op as well as the Castle View Public House/Restaurant, less than a mile to Llandudno Junction Shopping including Asda Supermarket, Iceland, Tesco, Lidl and the Mainline Railway Station and the Historic Town of Conwy. The accommodation briefly comprises:- porch; hall; lounge with sliding patio door to upvc double glazed conservatory; separate dining room; kitchen with a range of modern units; first floor landing; 3 bedrooms and a 2-piece bathroom with an over bath shower and a separate w.c. The property features gas fired central heating and upvc double glazed windows. Outside - front garden and drive for off road parking. Rear garden with lawn, small pond, outhouses and w.c.

AS WE ARE UNABLE TO TEST THE SERVICES AT THE PROPERTY WE CANNOT COMMENT ON THE WORKING STATUS OF THE HEATING AND ANY APPLIANCES

THE PROPERTY IS IN NEED OF SOME UPDATING

The Accommodation Comprises:-

Upvc Double Glazed PORCH

Composite FRONT DOOR into:-

DINING ROOM 11'5" x 11'5" (3.48m x 3.48m)



Gas fire point, upvc double glazed window, radiator.

LOUNGE 15'6" x 11'11" (4.73m x 3.64m)



Timber fireplace, surround with inset electric fire, upvc double glazed window, radiator. Sliding patio doors to:-

CONSERVATORY 12'2" x 9'3" (3.71m x 2.83m)



Upvc double glazed doors to the rear garden. Glass roof, electric fire, tiled floor.

KITCHEN 11'10" x 6'11" (3.62m x 2.11m)



Pale grey modern kitchen, base, wall and drawer units with complementary worktops, built-in eye level 'Zanussi' electric oven, built-in 'Lamona' electric hob, space for fridge and freezer, space for an automatic washing machine, stainless steel sink and drainer, cupboard housing 'Worcester' gas fired central heating boiler, radiator, upvc double glazed window. Composite door to the rear garden.



Stairs to:-

FIRST FLOOR LANDING

Loft hatch access.

BEDROOM 1 11'5" x 11'5" (3.50m x 3.50m)



Upvc double glazed window, radiator,

BEDROOM 2 11'10" x 10'0" (3.62m x 3.05m)



Built-in wardrobe and top box storage. Upvc double glazed window. Radiator.

BEDROOM 3 11'10" x 6'11" (3.62m x 2.12m)



Upvc double glazed window. Radiator.

BATHROOM



Coloured bathroom suite comprising wash hand basin, side panelled bath, mains shower over bath, partial tiling, shelved airing cupboard. Upvc double glazed window.

SEPARATE W.C

Upvc double glazed window.

OUTSIDE

FRONT GARDEN

Paved with off road parking, wrought iron gates, planted beds with established trees and bushes. Hedgerow and wall boundary.

REAR GARDEN



Paved seating area with lawned areas. Hedgerow boundaries small pond. Storage sheds, W.C

TENURE -

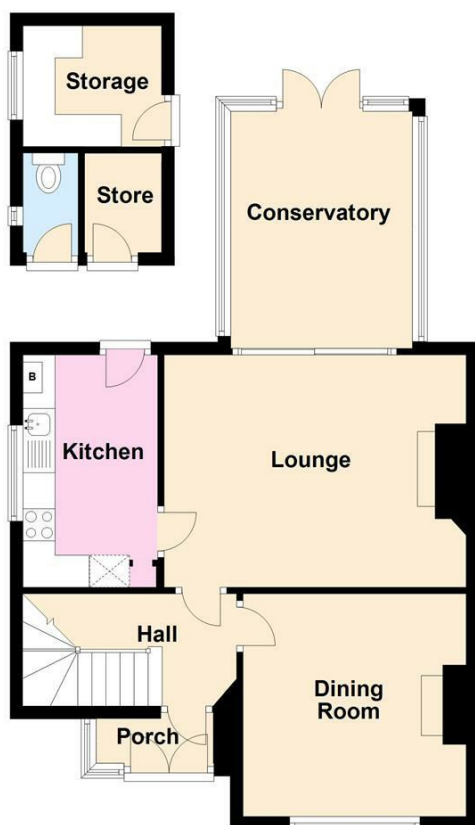
FREEHOLD

COUNCIL TAX BAND

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

Ground Floor

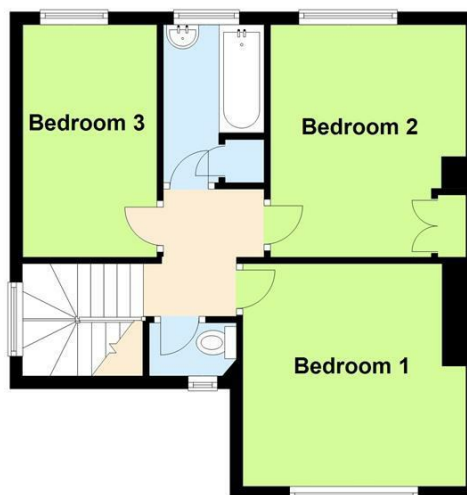
Approx. 67.3 sq. metres (724.7 sq. feet)



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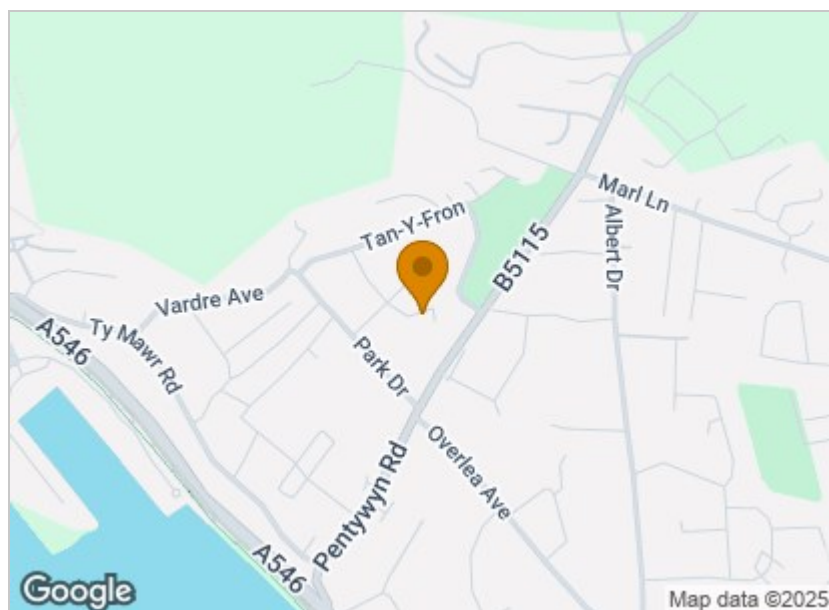
First Floor

Approx. 43.8 sq. metres (471.0 sq. feet)

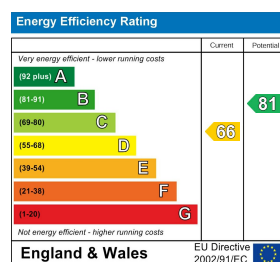


Total area: approx. 111.1 sq. metres (1195.8 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From the Castle View Public House/Restaurant proceed up Pentwyn Road, turn left at the Deganwy primary School onto Park Drive, first right onto Heulfryn and next left and the property is on your left hand side within 50 yards. REF: A613 30/01/25

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.

