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No Onward Chain £415,000

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www.bdahomesales.co.uk

THIS LOVELY THREE BEDROOM DETACHED BUNGALOW was built in the early 1990's by McBryde Homes on a large corner plot close to the local shop and hairdressers and within easy reach of Llandudno's town centre.

The accommodation briefly comprises:- hall; open plan lounge with arch to dining area, sliding patio door to upvc double glazed conservatory; kitchen/breakfast room; principal bedroom with built in wardrobes and en-suite three piece shower room; two further bedrooms and a three piece family bathroom. The property features gas fired central heating from a 'Vaillant' boiler and upvc double glazed windows. Outside – large landscaped gardens to front, side and rear with lawns, flower beds, shrubs, trees and small pond; off road parking for several cars leads to a detached double garage.

INTERNAL INSPECTION IS HIGHLY RECOMENDED

The accommodation comprises:

Canopied entrance with light, double glazed leaded front door to:

HALL

Cloaks cupboard, linen cupboard with slatted shelving, coving, radiator.

LOUNGE 17'3" x 13'3" (5.26m x 4.06m)



Into upvc double glazed leaded bay window, T.V. point, two wall light points, fire surround with marble back and hearth with inset coal effect gas fire, coving, double radiator.



Arch through to:

DINING ROOM 7'10" x 9'6" (2.39m x 2.92m)



Coving, double radiator, double glazed aluminium sliding door to:

CONSERVATORY 9'8" x 6'2" (2.95m x 1.88m)



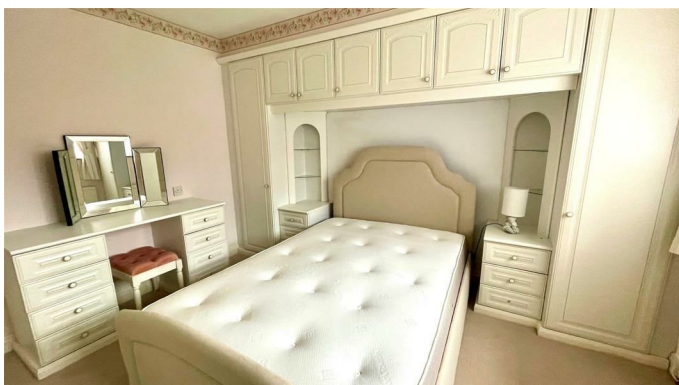
Tiled floor, upvc double glazed side door to garden.

KITCHEN 14'10" x 9'5" (4.54m x 2.89m)



Fitted range of wood effect fronted base, wall and drawer units with round edge worktops and under unit lighting, inset 1½ bowl sink unit and mixer taps, integrated 'Zanussi' double electric oven and 'Zanussi' four ring gas hob with cooker hob over, plumbing for automatic washing machine and plumbing for dishwasher, wall mounted 'Vaillant' gas fired combi boiler, wall tiling and tile effect flooring, recessed downlighters to ceiling, double radiator, upvc double glazed window and upvc double glazed rear door.

BEDROOM 1 12'0" x 10'11" (3.66m x 3.34m)



Including single fitted wardrobes, top cupboards, bedside cabinets with display shelving, dressing table, drawers and double wardrobe, radiator, upvc double glazed window to front.

3 PIECE EN-SUITE SHOWER ROOM



Shower stall with mains shower, vanity wash hand basin, close couple w.c., wall and floor tiling, extractor, radiator, upvc double glazed window.

BEDROOM 2 10'11" x 9'9" (3.33m x 2.99m)



Including fitted double wardrobe with mirror fronted sliding doors, hanging rails and shelving, radiator, upvc double glazed window to rear.

BEDROOM 3 10'2" x 7'3" (3.12m x 2.22m)



Telephone point, radiator, upvc double glazed window to front.

3 PIECE BATHROOM



Peach coloured suite comprising panel bath with electric shower over and side screen, pedestal wash hand basin, closed couple w.c., shaver point, extractor, radiator, upvc double glazed window.

OUTSIDE

CORNER PLOT LANDSCAPED GARDENS



To front, side and rear with lawns, flower beds, shrubs, trees, pavings and small pond.

DOUBLE WIDTH DRIVEWAY

Provides off street parking leading to:

DETACHED DOUBLE WIDTH GARAGE

With twin up and over doors, light and power, water connected, side personal door.

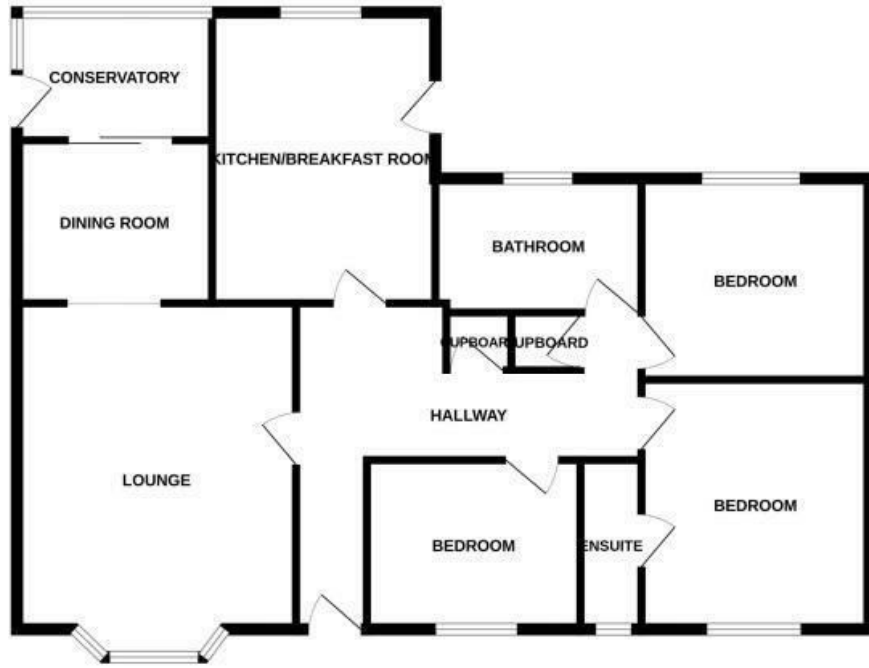
TENURE

The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

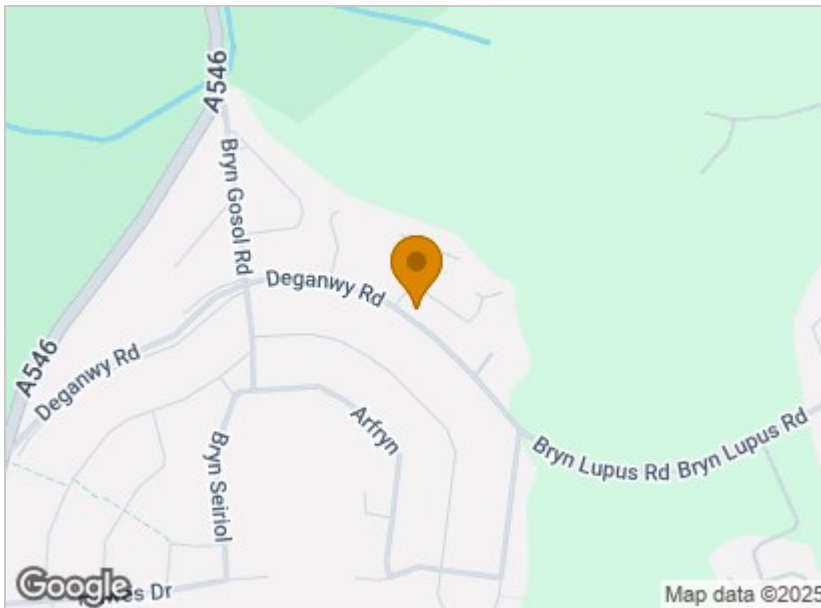
Is 'E' obtained from www.conwy.gov.uk

1050 sq.ft. (97.5 sq.m.) approx.

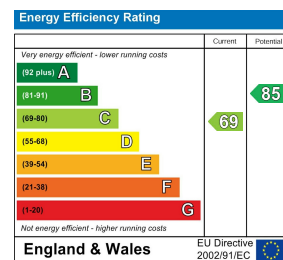


TOTAL FLOOR AREA: 1050 sq ft (97.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan 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 operability or efficiency can be given.
Made with Metaphor 12/2024

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed north along Mostyn St, turn first left onto Trinity Sq, through the traffic lights onto Trinity Ave, at the end of the road by the bollards turn left onto Bryniau Rd, over the railway bridge, at the roundabout take the second exit onto Maesdu Ave, second left onto Bryn Gosol Rd at the top of the road turn left onto Deganwy Rd, second left into Coed y Glyn. The property is the first on the right. A625 30/01/25 REV 10/04/25

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.

