

**Bryan Davies
+ Associates**

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**AUCTIONEERS
●
ESTATE AGENTS**

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No Onward Chain £229,950

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www.bdahomesales.co.uk

A LOVELY TWO BEDROOM SEMI DETACHED BUNGALOW SITUATED IN A QUIET CUL DE SAC LOCATION CLOSE TO THE LOCAL SHOPS AND WITHIN WALKING DISTANCE OF THE PROMENADE, CO-OP, FAMILY PRACTITIONERS CENTRE AND CHEMIST, BUS SERVICES TO LLANDUDNO, RHOS ON SEA AND COLWYN BAY, AND APPROXIMATELY THREE MILES FROM LLANDUDNO TOWN CENTRE.

The accommodation comprises: porch; hallway; lounge; modern re-fitted kitchen; two bedrooms and bathroom. The property benefits from gas fired central heating and upvc double glazed windows. Outside - front garden with decorative chippings; driveway parking leads to a detached single car garage; wrap-around garden to side and rear laid to lawn with well established plants and shrubs.

NEWLY FITTED KITCHEN
NEWLY DECORATED
NEW CARPETS

The accommodation comprises:

PORCH

HALL

Radiator.

LOUNGE 11'5" x 11'1" (3.50m x 3.38m)



Radiator, telephone point, upvc double glazed window.

KITCHEN 13'0" x 8'8" (3.98m x 2.66m)



Newly fitted base, wall and drawer units with round edged worktops with single stainless steel sink, wall mounted 'Glow-Worm' gas fired boiler, cylinder cupboard, radiator, upvc double glazed window, rear access door.



BEDROOM 1 11'10" x 9'9" (3.63m x 2.99m)



Radiator, upvc double glazed window.

BEDROOM 2 9'9" x 9'9" (2.99m x 2.99m)



Radiator, upvc double glazed window.

BATHROOM



Three piece bathroom suite comprising bath with electric shower over, pedestal wash hand basin, w.c., wall tiling, radiator, upvc double glazed window.

OUTSIDE

FRONT GARDEN

Decorative chippings.

DRIVEWAY PARKING

Leads to:

PRE-FABRICATED DETACHED GARAGE

SIDE AND REAR GARDEN



Wrap-around garden to side and rear laid to lawn with well established plants and shrubs.

TENURE

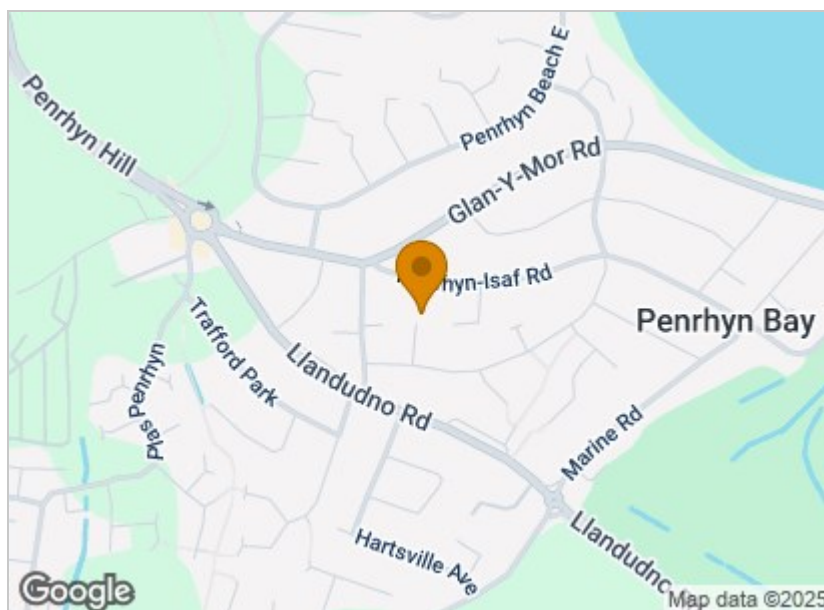
The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

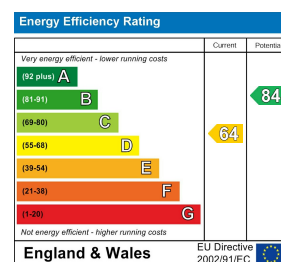
Is 'D' obtained from www.conwy.gov.uk



Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed to the Promenade, turn right over the Little Orme, at the roundabout in Penrhyn Bay take the 2nd exit onto Llandudno Road, 2nd turning on your left onto St Davids Road and 1st right onto Penrhos Drive. Next left into Church Close and the bungalow is at the end of the cul de sac. A626 29/01/25 REV 15/03/25

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.

