

**Bryan Davies
+ Associates**

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LLANDUDNO
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**AUCTIONEERS
●
ESTATE AGENTS**

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8 Marie Close, Penrhyn Bay, Llandudno, Conwy, LL30 3LF



£425,000

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www.bdahomesales.co.uk

THIS SUBSTANTIAL FOUR BEDROOM DETACHED HOME WAS BUILT CIRCA 1990 - SITUATED AT THE END OF A CUL DE SAC WITHIN EASY REACH OF PENRHYN BAY SHOPPING AND APPROXIMATELY 2½ MILES OF LLANDUDNO TOWN CENTRE. The property has easy access to nearby village shops, the co-op, bus services, family practitioner centre, chemist, restaurants, hairdressers, secondary and primary school, within walking distance of the foreshore of Penrhyn Bay. The accommodation briefly comprises: hall; 2 piece cloakroom; lounge; separate dining room with patio door to upvc double glazed conservatory; study; kitchen leading to a small utility room; first floor landing; principle bedroom with en-suite 3 piece shower room; 3 further good sized bedrooms and a 3 piece family bathroom. The property features gas fired central heating, double glazed windows in wooden frames. Outside front garden with lawn and drive with off road parking for two cars leading to a double garage (21'3" x 15'1" - 6.5m x 4.61m) which also provides access to a gym/ entertainment room. Easily maintained rear garden with lawn and patio.

The accommodation comprises:-

COVERED PORCH

Timber glazed FRONT DOOR and leaded side panels into:-

HALLWAY

Radiator

SEPARATE WC

Wc, wash hand basin, radiator.

LOUNGE 17'2" x 13'6" max (5.24m x 4.13m max)



Bay window, timber fireplace surround and inset gas fire, radiator, 2 stained glass windows.



STUDY 11'3" x 8'1" (3.45m x 2.48m)



Radiator, cupboard housing electric meters.

KITCHEN 12'3" x 9'10" max (3.74m x 3.00 max)



Range of base, wall and drawer units with composite worktops, tiled splashbacks, 1½ bowl sink and drainer with mixer taps. Integral fridge/ freezer, integral electric oven and gas hob with extractor fan.

Archway to:

UTILITY AREA 7'0" x 5'1" (2.15m x 1.56m)

'Alpha' gas central heating boiler, workshop area and storage, space for a washing machine and dryer. Door to side of property.

DINING ROOM 13'6" x 10'11" (4.12m x 3.34m)



Radiator, upvc double glazed patio door to :

CONSERVATORY 15'11" x 12'9" (4.87m x 3.90m)



Upvc double doors to rear garden



Stairs to:-

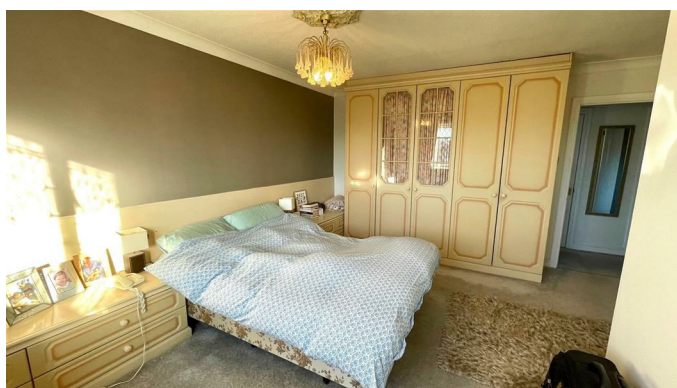
FIRST FLOOR LANDING

Access to loft hatch. Airing cupboard housing hot water tank.

BEDROOM 1 15'4" x 13'7" max (4.68m x 4.15m max)



Built in wardrobes and drawers, radiator, hillside views.



EN-SUITE SHOWER ROOM



Shower cubicle with mains shower, pedestal wash hand basin and low flush wc, tiled walls and large mirror.

BEDROOM 2 13'8" x 11'10" (4.18m x 3.61m)



Hillside views, radiator.

BEDROOM 3 9'10" x 8'7" (3.01m x 2.62m)



Radiator

BEDROOM 4 9'9" x 8'7" (2.99m x 2.62m)



Radiator

FAMILY BATHROOM



Inset bath and mixer taps, pedestal wash hand basin and wc, fully tiled walls, radiator.

OUTSIDE

FRONT GARDEN

Driveway for 2 cars leading to garage. Paved pathway and large lawn with shrubs, borders, trees and bushes, access to rear both sides.

REAR GARDEN



Large paved seating area with built in brick bbq area, lawn with hedge and tree borders. Fence boundary, path to front.

GARAGE 21'3" x 15'1" (6.5m x 4.61m)

Up and over door, power and light, side personal door.

REAR OF GARAGE/GYM/ENTERTAINMENT ROOM 14'3" x 10'5" (4.35m x 3.18m)

Upvc double glazed door to garden.

TENURE

The property is held on a 'FREEHOLD' tenure.

COUNCIL TAX

Is 'G' as obtained from www.conwy.gov.uk

Ground Floor

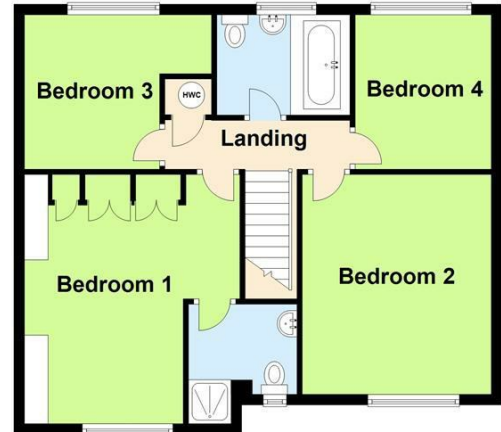
Approx. 130.0 sq. metres (1399.4 sq. feet)



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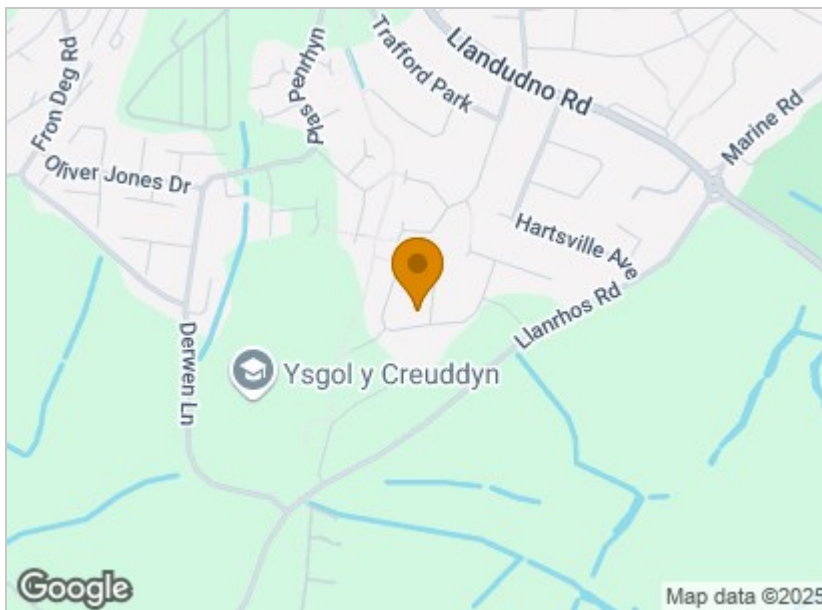
First Floor

Approx. 66.4 sq. metres (714.8 sq. feet)

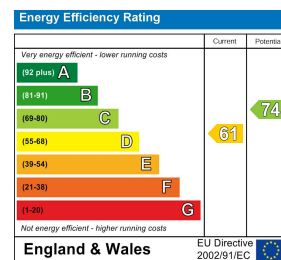


Total area: approx. 196.4 sq. metres (2114.2 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed onto the promenade turning right heading for Penrhyn Bay, passing Bodafon Fields over the Little Orme and at the roundabout take the 2nd turning into Llandudno Road, proceed down to the roundabout and turn right onto Llanrhos Road, take the 2nd right onto Fairfield Close then bear left onto Penrhyn Madoc then right into Marie Close, No. 8 is straight in front of you as you go into the cul-de-sac. REF: A631 06/02/25

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.

