

**Bryan Davies
+ Associates**

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**AUCTIONEERS
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£459,999

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THIS EXCEPTIONAL FOUR BEDROOM DETACHED CHALET STYLE BUNGALOW IS SITUATED WITHIN ½ A MILE OF THE LOCAL SHOP AND HAIRDRESSERS AND WITHIN 2 MILES OF LLANDUDNO TOWN CENTRE having been thoroughly and beautifully upgraded by the present owner to a high quality standard - an internal inspection would be highly recommended.

The accommodation briefly comprises: porch; reception hall with oak floor and staircase; lounge with double doors leading to dining room; kitchen/breakfast room with range of modern units and built in appliances; 2 ground floor bedrooms and a tiled 4 piece bathroom including free standing bath with a separate shower stall; first floor landing/study area; principle bedroom leading to a 4 piece en-suite bathroom and a further double sized bedroom. The property features gas fired central heating, upvc double glazed windows. Outside landscaped front garden and drive for off road parking for several cars leads to the garage/office and two piece washroom. Beautifully landscaped gardens to the rear with lawn, flower beds, mature shrubs, patio area, decked areas and a large custom built summerhouse with 6 person jacuzzi and a further patio area.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED TO APPRECIATE THIS FABULOUS HOME

The accommodation comprises:-

Double glazed leaded FRONT DOOR

With upvc double glazed sidelight to:-

PORCH

Gas and electric box with display shelf, coving, oak flooring, doorway through to:-

RECEPTION HALL 10'5" x 9'6" min (3.19m x 2.92m min)

Oak flooring, decorative gas radiator, built in double cupboard with shelving, oak staircase to first floor, upvc double glazed window.

DOUBLE ASPECT LOUNGE 15'11" x 11'6" (4.87m x 3.52m)



Wall light point, wall mounted electric pebble effect fire with oak surround, recessed display shelf, tv point, 2 double radiators, storage recess with shelving, double opening oak doors through to:

DINING ROOM 17'0" x 9'11" max overall (5.20m x 3.03m max overall)



TV point, 2 double radiators, 3 upvc double glazed windows and double glazed windows overlooking rear garden, serving hatch to kitchen.



Sliding oak leaded door to:

KITCHEN/ BREAKFAST ROOM 16'9" x 10'6" (5.13m x 3.21m)



Extensively fitted range of Limed Oak fronted base, wall and drawer units and glass fronted units with quartz speckled worktops and matching uprights incorporating inset sink unit with mixer taps, under unit lighting and integrated 'Blomberg' electric oven and 'Baumatic' microwave/oven, 4 ring 'Blomberg' induction hob and 'Baumatic' stainless steel canopy over, integrated fridge and freezer, wall tiling, plumbing for washing machine and space for dryer, 2 double oak storage cupboards with shelving and top cupboards, coving, floor tiling, electric plinth heater, upvc double glazed window overlooking rear garden and side aspect upvc double glazed door.

GROUND FLOOR BEDROOM 2 10'2" x 10'0" (3.11m x 3.06m)



Plus full width fitted wardrobes with mirror fronted sliding doors, hanging rail and shelving, coving, upvc double glazed windows, radiator.

GROUND FLOOR BEDROOM 3 10'5" x 9'6" (3.19m x 2.92m)

Plus freestanding mirror fronted wardrobe with sliding doors, hanging rails and shelving, coving, upvc double glazed window, double radiator.

GROUND FLOOR 4 PIECE BATHROOM IN WHITE 8'3" x 6'11" (2.54m x 2.13m)



Comprises freestanding bath with claw feet, mixer tap, close coupled w.c, corner shower stall with mains shower, towel rail/ radiator, spotlights, marble effect porcelain wall and floor tiles, 2 upvc double glazed windows.



An oak staircase with recessed display shelving from the reception hall leads to:

FIRST FLOOR LANDING/ STUDY AREA



'Velux' double glazed skylight window, double radiator, cupboard housing gas fired 'I-mini2' combination central heating and hot water boiler.

BEDROOM 1 16'4" x 10'1" max overall (5.00m x 3.08m max overall)



Sloping ceiling with recessed downlighters, 2 velux double glazed skylight windows and upvc double glazed side window, tv point, 2 built in double eaves storage cupboards with louvre doors, double radiator.

EN-SUITE 4 PIECE BATHROOM IN WHITE 11'3" x 9'5" (3.44m x 2.89m)



Tiled bath with mixer tap and shower attachment and recessed display shelving, double shower stall with mains shower and twin shower heads including drench shower, vanity wash hand basin and mixer tap, close coupled wc, radiator, towel rail, extractor, shelving, 'Velux' double glazed skylight window and upvc double glazed window, decorative wall tiling and vinyl flooring.



BEDROOM 4 11'11" x 10'8" (3.65m x 3.26m)



Built in eaves storage cupboard and shelving, upvc double glazed window and 'Velux' double glazed skylight window, tv point, radiator, recessed downlighters to ceiling.

OUTSIDE

FRONT GARDEN

With lawn, flower beds, shrubs, trees and pathways.

DRIVEWAY

For off road parking for several cars leads to:

GARAGE 27'9" x 8'8" overall (8.48m x 2.66m overall)



Including modern 2 piece washroom comprising wash hand basin and w.c. and office/garden room with, up and over door, upvc double glazed side door, double opening upvc double glazed patio doors to raised decked area.

LANDSCAPED REAR GARDEN



With lawns, flowerbeds, mature shrubs, chippings, decked feature bridge leading to :-

CUSTOM BUILT SUMMERHOUSE 13'6" x 11'10" (4.12m x 3.62m)



6 person jacuzzi, power and light, external decked raised patio area, lawn, shrubs, trees, chippings, pavings.



6 PERSON JACUZZI IN SUMMERHOUSE



PATIO



Walled area with slate crazy paving, seating/barbeque area, raised beds and shrubs.



TENURE

The property is held on a FREEHOLD Tenure.

COUNCIL TAX

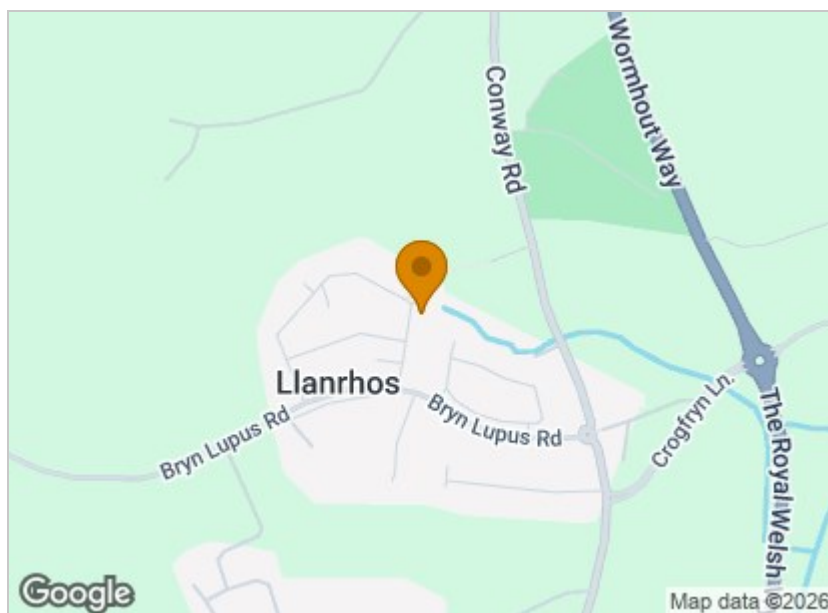
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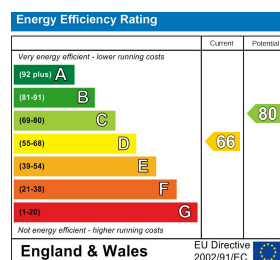
**Bryan Davies
& Associates**

Total area: approx. 153.9 sq. metres (1656.6 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed around Parc Llandudno and out of the town up the dual carriageway passing the Links Hotel proceed through the roundabout following the sign for Deganwy to the mini roundabout, turn right into Bryn Lupus Road, take 2nd turning on the right into Hill View Road, and the property can be viewed on the right within 100 yards. REF A636 19/02/25 Rev 19/01/26

We will be pleased to arrange a viewing of this Home

01492 875125

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Llandudno Office Opening Hours - Monday to Friday: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

