

**Bryan Davies
+ Associates**

**4 MOSTYN STREET
LLANDUDNO
LL30 2PS
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**AUCTIONEERS
●
ESTATE AGENTS**

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60 Trafford Park, Penrhyn Bay, Llandudno, Conwy, LL30 3HD



No Onward Chain £240,000

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www.bdahomesales.co.uk

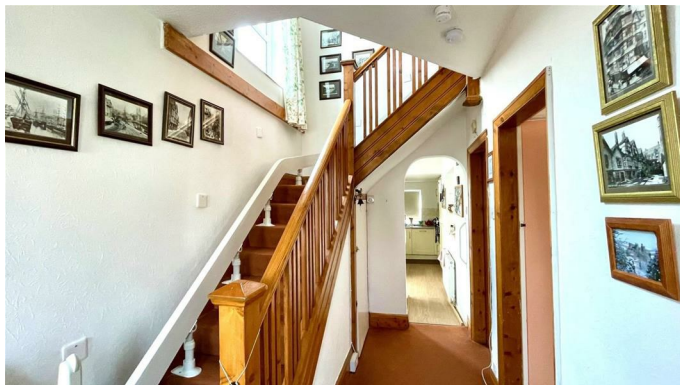
THIS THREE BEDROOM SEMI DETACHED HOME is situated on the level close to Penrhyn Bay village shops, Co-Op, family practitioners centre and chemist, primary and secondary schools, bus services to Colwyn Bay and Llandudno, and approximately 2½ miles from Llandudno Town Centre.

The accommodation briefly comprises: hallway; lounge; dining room; kitchen; a staircase from the hall leads to: first floor landing; principal bedroom; bedroom two; bedroom three and family three piece shower room. The property features gas fired central heating and upvc double glazed windows. Outside - small front garden with lawned area with established trees and planting; driveway parking; rear garden with decked seating area, lawn with surrounding beds and established trees and bushes.

The accommodation comprises:

Upvc double glazed front door with glazed panels into:

HALLWAY



Understairs storage, radiator.

LOUNGE 13'2" x 12'11" maximum (4.02m x 3.96m maximum)



Upvc double glazed bay window, timber fireplace surround and 'Living Flame' gas fire, picture rails, two wall light points.

DINING ROOM 12'11" x 12'6" (3.95m x 3.82m)

Timber fireplace surround and inset gas fire, radiator, upvc double glazed patio doors to rear garden.

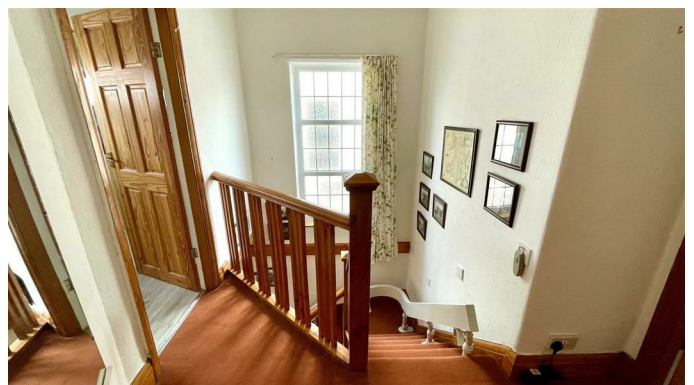
KITCHEN 17'4" x 7'10" maximum (5.30m x 2.39m maximum)



Range of cream wall, base and drawer units with complementary worktops, 1½ bowl stainless steel sink and mixer taps, unit housing double oven and integral microwave, integral 'Belling' dishwasher, integral fridge/freezer, integral four ring gas hob and extractor fan above, cupboard housing 'Ideal' gas central heating boiler.

A staircase from the hall leads to:

FIRST FLOOR LANDING



Loft hatch access.

BEDROOM 1 15'10" x 11'10" maximum (4.83m x 3.63m maximum)



Upvc double glazed window, radiator.

BEDROOM 2 10'0" x 10'0" maximum (3.07m x 3.05m maximum)



Radiator.

BEDROOM 3 9'6" x 6'5" (2.92m x 1.96m)



Built in storage/wardrobe, radiator.

SHOWER ROOM



Walk in shower with mains shower and drench head, vanity wash hand basin and w.c., mirrored bathroom cabinet, ladder style chrome towel rail, tiled and pvc clad walls,

OUTSIDE

FRONT GARDEN

Lawned area with established beds and planting, dwarf stone wall.

DRIVEWAY PARKING

and gate leading to:

REAR GARDEN



Decked seating area, lawn with surrounding beds and established trees and bushes.

TENURE

The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

COUNCIL TAX BAND Is 'D' obtained from www.conwy.gov.uk

Approx. 50.4 sq. metres (542.8 sq. feet)

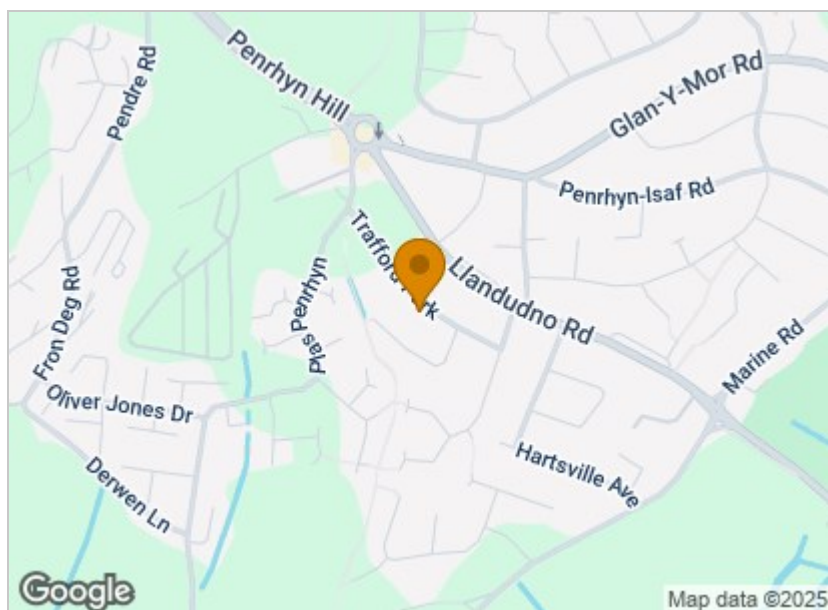


Approx. 43.4 sq. metres (467.4 sq. feet)



Total area: approx. 93.9 sq. metres (1010.2 sq. feet)

Area Map




Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus A			
(81-91) B			83
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive
2002/91/EC



Directions

From our Llandudno Office proceed onto the promenade turning right heading for Penrhyn Bay, passing Bodafon Fields on the right hand side, continue up the hill and then down the hill towards Penrhyn Bay and at the roundabout take the 3rd exit in Broadway (by the shops), take the 1st left into Trafford Park and the property can be viewed on the right hand side within 150 yards. A654 10/03/25 Rev 11/03/25 Rev 08/05/25

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.



For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.