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+ Associates**

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**AUCTIONEERS
●
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£319,950

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www.bdahomesales.co.uk

THIS IS A BEAUTIFULLY UPDATED AND PRESENTED TWO BEDROOM DETACHED BUNGALOW IN A PLEASANT AREA CLOSE TO PENRHYN BAY BOWLING GREEN AND WITHIN EASY REACH OF THE LOCAL VILLAGE SHOPS INCLUDING THE CO-OP, FAMILY PRACTITIONERS CENTRE AND CHEMIST, BUS SERVICES AND APPROXIMATELY 2½ MILES FROM LLANDUDNO TOWN CENTRE.

The accommodation briefly comprises: entrance sun porch; hall; double aspect lounge with bay window; kitchen/breakfast room with a range of modern units with built in appliances; bedroom one; second bed presently used as a Dining Room with a staircase leading to a loft room/occasional bedroom; modern two piece shower room and separate two piece cloakroom. The property features gas fired central heating and upvc double glazed windows. Outside – easily maintained gardens to the front and rear; driveway for off road parking leads to a single car garage.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED TO APPRECIATE THIS LOVELY PROPERTY

The accommodation comprises:

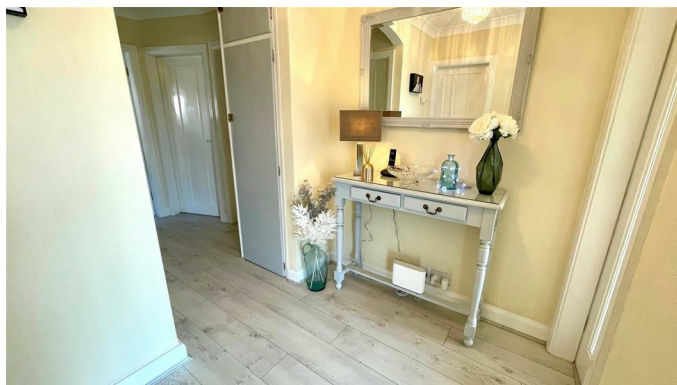
Side aspect upvc double glazed door to:

SUN PORCH



Upvc double glazed windows and steps up to upvc double glazed door to:

HALL



Coving, cloaks cupboard with hanging rail and top cupboard, radiator, laminate flooring.

2-PIECE CLOAKROOM

With vanity wash basin and closed couple w.c., ladder style towel radiator, plastic wall cladding, laminate flooring, upvc double glazed window.

LOUNGE 13'11" x 12'5" (4.25m x 3.80m)



Plus upvc double glazed leaded bay window, marble fire surround with marble hearth and inset 'Living Flame' coal effect gas fire, coving, two radiators, side aspect upvc double glazed window.



GROUND FLOOR BEDROOM 1 10'9" x 10'4" (3.29m x 3.15m)



Coving, radiator, side aspect upvc double glazed windows.

DOUBLE ASPECT BEDROOM 2 7'10" x 11'4" (2.41m x 3.47m)



(Currently being used as a Dining Room) Coving, double radiator, side aspect upvc double glazed window, upvc double glazed sliding patio door to rear garden.



KITCHEN/BREAKFAST ROOM 12'1" x 9'5" (3.70m x 2.89m)



Modern fitted cream gloss fronted base, wall, drawer and glass fronted display units with lighting, round edge sparkle worktops incorporating inset 1½ sink unit and mixer taps, integrated appliances including double electric 'Zanussi' oven and four ring gas hob, integrated microwave, integrated 'Indesit' dishwasher, fridge, coving, decorative wall tiling, laminate wood effect flooring, radiator, upvc double glazed side aspect window.



REAR PORCH

With built in double cupboards with shelving wood effect flooring, 'Velux' window, upvc double glazed door to rear garden.

EN-SUITE UTILITY ROOM

With plumbing for automatic washing machine, gas meter, helving, wall mounted 'Worcester' combi central heating and hot water boiler.

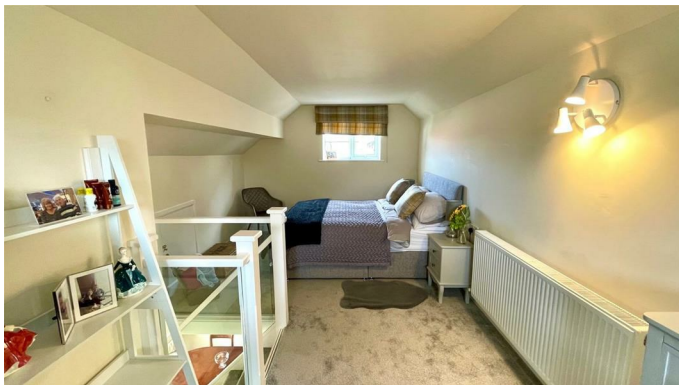
2-PIECE SHOWER ROOM



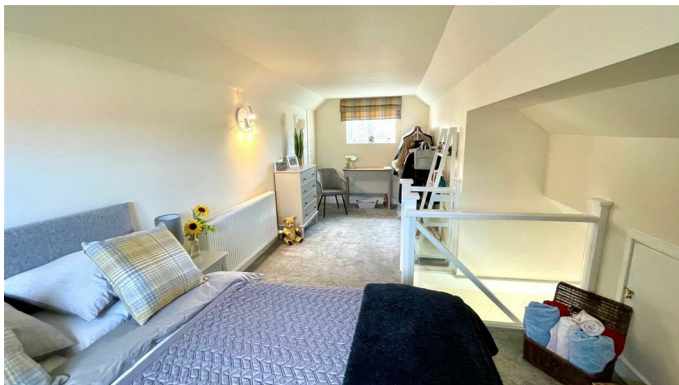
Modern two piece shower room with corner shower stall, mains shower with twin shower heads including drench shower, vanity wash hand basin and mixer tap, ladder style towel rail, plastic wall cladding, display shelf, wood effect flooring, upvc double glazed window.

An open tread staircase from the Dining Room leads to:

DOUBLE ASPECT LOFT ROOM 21'2" x 7'7" widening to 9'10" (6.46m x 2.32m widening to 3.02m)



Under eaves, walk in eaves storage area, wall light points, double radiator, double aspect upvc double glazed windows.



OUTSIDE

FRONT AND SIDE GARDEN

With slate chippings, mature flower beds and shrubs,

decorative hedging, seating areas.

Double opening gates to front.

TARMACADAM DRIVEWAY
provides off street parking.

REAR GARDEN



Full width paved patio/seating areas with decorative chippings, side gated access, summerhouse, raised beds with shrubs.



SINGLE CAR GARAGE (Brick built)

With up and over door, power and light connected, side personal door to garden, upvc double glazed window.

TENURE

The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

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

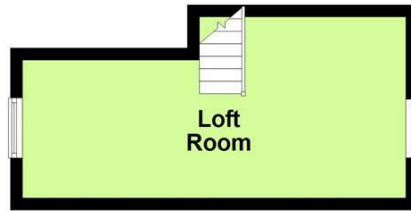
Ground Floor

Approx. 72.0 sq. metres (775.3 sq. feet)



First Floor

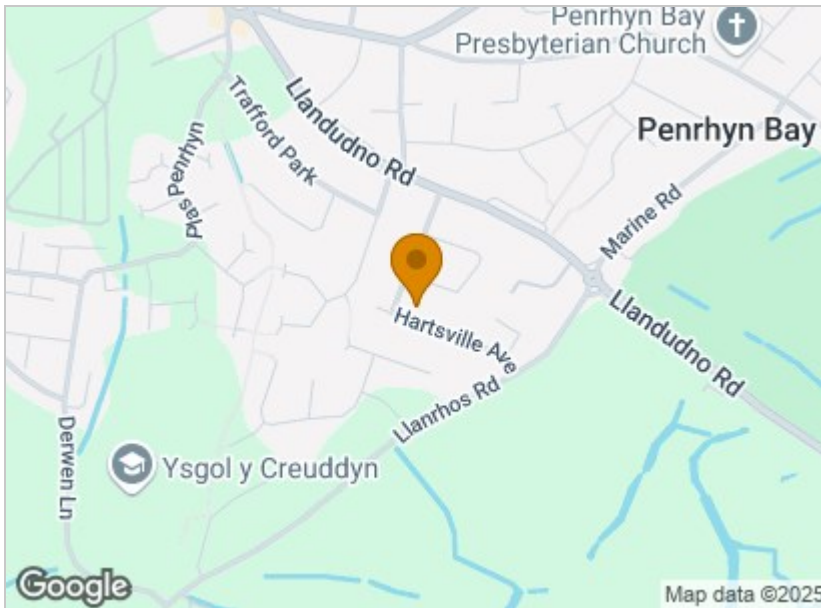
Approx. 17.2 sq. metres (184.8 sq. feet)



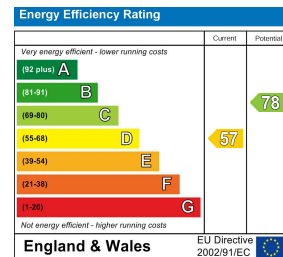
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Total area: approx. 89.2 sq. metres (960.1 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed onto the promenade turning right heading for Penrhyn Bay, passing Bodafon Fields on the right hand side, continue up the hill and then down the hill towards Penrhyn Bay, and at the roundabout take the 2nd turning into Llandudno Road, turn right into Mossley Mount, follow the road to its end, turn left into Hartsville Avenue and the property is on the left hand side within 30 yards. A668 27/03/25

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.

