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## 21 Bryn Seiriol, Llanrhos, Llandudno, Conwy, LL30 1PD



**£260,000**



[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)



THIS TWO BEDROOM DETACHED BUNGALOW HAS A LOVELY LARGE UPVC DOUBLE GLAZED CONSERVATORY TO THE REAR with views towards Conwy Mountains, Anglesey, the sea, Great Orme. Situated in an elevated position and within ¼'s of a mile of Deganwy Village with its shops and beach. Approximately 2½ miles of Llandudno Town Centre. The accommodation briefly comprises:- small porch; hall; lounge/dining room with French doors to the conservatory; kitchen; 2 bedrooms and a 3-piece bathroom with an overbath shower. The property features gas fired central heating and upvc double glazed windows. Outside - landscaped gardens to the front and rear. Drive for off road parking leads to a single car garage.

**The Accommodation Comprises:-**

**Upvc Double Glazed FRONT DOOR to:-**

**SMALL PORCH**

Inner door to:-

**HALL**

Radiator, storage cupboard with electric meter, slingsby style ladder for access to roof space.

**LOUNGE/DINING ROOM 18'4" x 10'5" (5.61m x 3.20m )**



Marble fire surround with coal effect 'Living Flame' gas fire, upvc double glazed windows, serving hatch. French doors to:-



**Upvc Double Glazed CONSERVATORY 22'3" x 11'0" (6.79m x 3.37m)**



2 double radiators, laminate flooring, view to Conwy mountains, the sea, Anglesey and Great Orme.



**KITCHEN 10'5" x 10'4" (3.19m x 3.17m)**



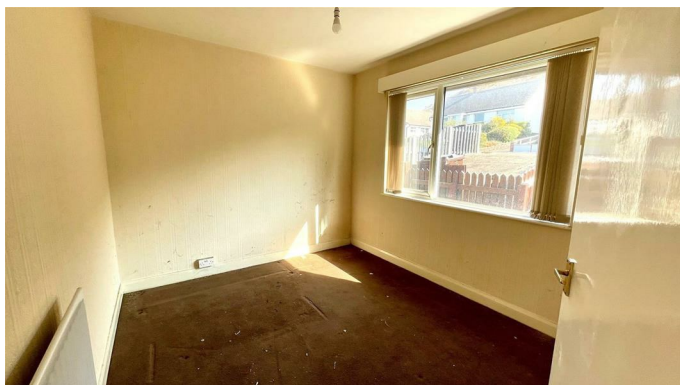
Base, wall and drawer units, stainless steel sink, built-in oven, 4 ring gas hob, wall tiling, pantry cupboard, separate boiler cupboard with 'Ideal' combination central heating/hot water boiler, radiator, door to conservatory.

#### BEDROOM 1 13'11" x 10'5" (4.26m x 3.19m)



Upvc double glazed window, radiator.

#### BEDROOM 2 10'10" x 9'0" (3.31m x 2.75m)



Upvc double glazed window, radiator.

#### BATHROOM



Panel bath with shower over, vanity wash hand basin and close coupled w.c, wall tiling, upvc double glazed window, heater ladder style towel warmer.

#### OUTSIDE

##### FRONT GARDEN

With shrubs and borders. Drive for off road parking.

#### LANDSCAPED REAR GARDEN



With lawn, flowerbeds, trees, shrubs, patio area.

#### BRICK BUILT GARAGE

Not easily accessible for a car.

#### TENURE - FREEHOLD

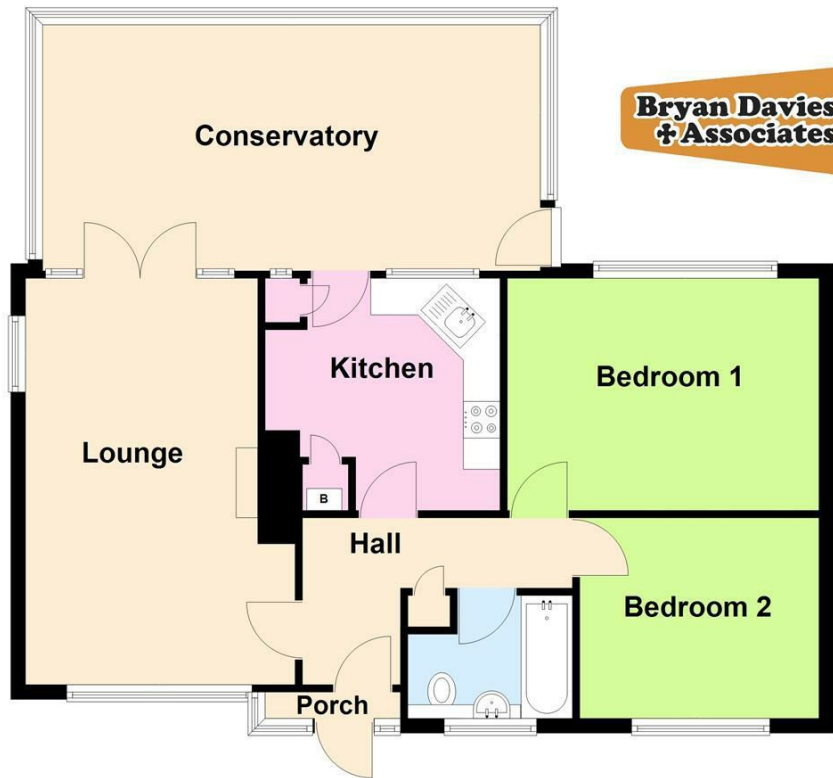
#### COUNCIL TAX BAND

Is 'E' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)



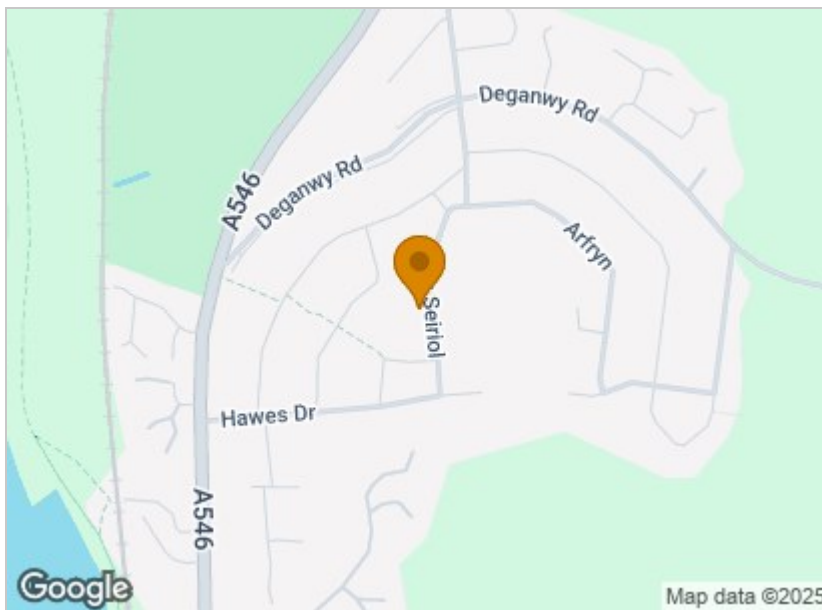
## Ground Floor

Approx. 87.1 sq. metres (937.9 sq. feet)

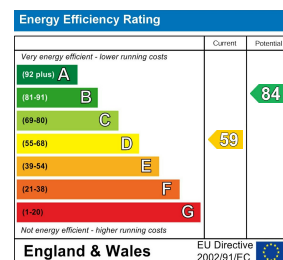


Total area: approx. 87.1 sq. metres (937.9 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From The Moorings (previously the Deganwy Castle Hotel) proceed towards Llandudno, take the third turning on the right onto Hawes Drive, fourth turning on your left into Bryn Seiriol and the property can be viewed on the left hand side within 120 yards. REF: A673 10/04/25 Rev 15/04/25

We will be pleased to arrange a viewing of this Home

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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.

