

**Bryan Davies
+ Associates**

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**AUCTIONEERS
●
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2 The Close, Penrhyn Bay, Llandudno, Conwy, LL30 3HZ



£295,000

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www.bdahomesales.co.uk

THIS MODERN THREE BEDROOM DETACHED HOME was built (c1993) situated in a pleasant cul de sac with views from the rear elevation over Creuddyn School playing fields up to Penrhynside, 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; split level kitchen/dining room; first floor landing; principal bedroom with en-suite 3-piece shower room; 2 further bedrooms and a 3-piece family bathroom. The property features gas fired central heating and upvc double glazed windows. Outside - gardens to the front and rear. Drive for off road parking leads to an attached single car garage with automatic roller door and useful workshop/potting shed to the rear.

The Accommodation Comprises:-

Upvc Double Glazed FRONT DOOR
With sidelights into:-

HALLWAY

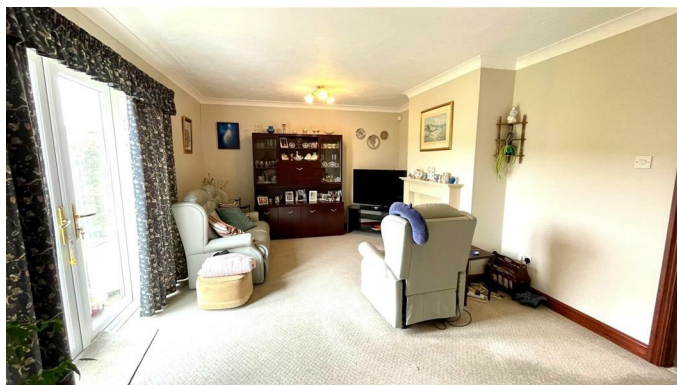
Radiator, understairs storage cupboard.

CLOAKROOM



W.c, wash hand basin, electric meters and 'Prima' gas fired central heating boiler.

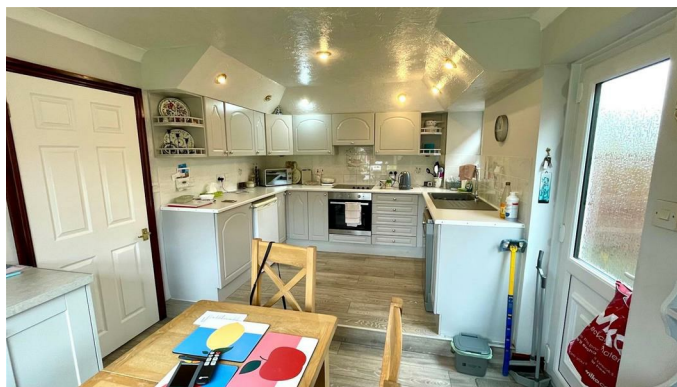
LOUNGE 19'8" x 11'11" (6.00m x 3.65m)



Composite fireplace with inset gas fire, 2 radiators, upvc double glazed French doors to the rear garden.



KITCHEN/DINING ROOM 15'3" x 9'10" (4.66m x 3.02m)



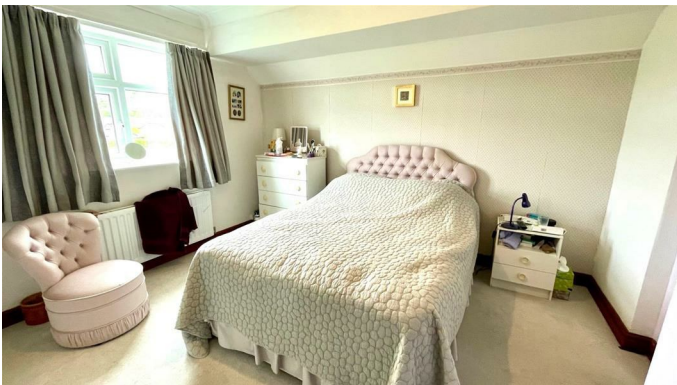
Range of base, wall and drawer units and complementary worktops, integral electric cooker and electric hob, integral extractor fan, single bowl composite sink and drainer, mixer tap, tiled splashback, space for dishwasher, space for fridge, space for an automatic washing machine, laminate flooring, single radiator, upvc double glazed door to side of property (step up from the diner to the kitchen) inset ceiling downlighters.



STAIRS TO THE FIRST FLOOR LANDING

Loft hatch access.

PRINCIPAL BEDROOM 11'10" x 11'4" maximum (3.63m x 3.46m maximum)



Single radiator. Views towards Penrhynside over Creuddyn School playing fields

VIEW FROM BEDROOM 1



EN-SUITE 3-PIECE SHOWER ROOM



Coloured 3-piece suite comprising w.c, wash hand basin, shower cubicle with mains shower, single radiator, extractor fan.

BEDROOM 2 10'5" x 9'9" (3.18m x 2.99m)



Single radiator.

BEDROOM 3 8'0" x 7'8" (2.45m x 2.36m)



Single radiator. Views towards Penrhynside. over Creuddyn School playing fields.

FAMILY BATHROOM



Coloured bathroom suite comprising side panelled bath, w.c, and wash hand basin, partial wall tiling, shaver point, single radiator, extractor fan, airing cupboard with hot water cylinder tank.

OUTSIDE

FRONT GARDEN

Block paved driveway leading to garage. Lawned area with surrounding established trees and bushes. Dwarf brick wall boundary.

ATTACHED SINGLE CAR GARAGE 15'1" x 9'2" (4.62m x 2.81m)

Electric roller shutter door, power and light. Door to:-

REAR WORKSHOP/POTTING SHED 9'6" x 8'0" (2.90m x 2.45m)

Upvc double glazed door to garden. Power and light.

REAR GARDEN



Lawn with established beds, trees and bushes. Fence boundary, countryside views towards Penrhynside and Conwy mountain. Pathway to side of property.



TENURE - FREEHOLD

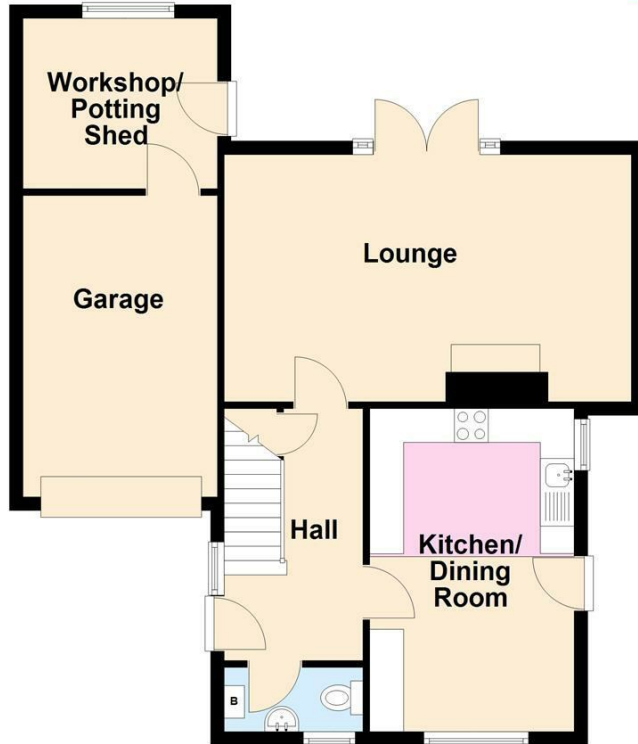
COUNCIL TAX BAND

Is 'E' obtained from www.conwy.gov.uk

Ground Floor

Approx. 67.9 sq. metres (731.1 sq. feet)

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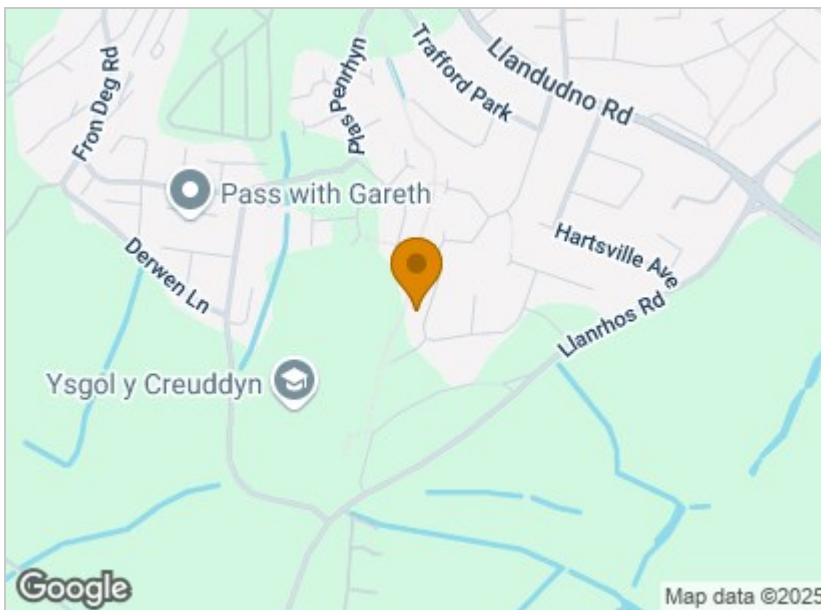
First Floor

Approx. 47.1 sq. metres (507.3 sq. feet)

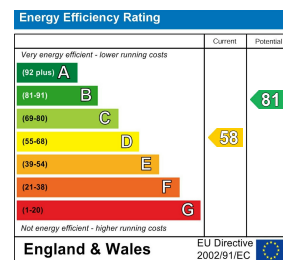


Total area: approx. 115.1 sq. metres (1238.4 sq. feet)

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 2nd right into The Close and the property is on the left within 50 yards. REF: A683 15/04/25

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.

