

**Bryan Davies
+ Associates**

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**AUCTIONEERS
●
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£227,000

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www.bdahomesales.co.uk

THIS IS A NICELY PRESENTED THREE BEDROOM SEMI DETACHED BUNGALOW situated in a cul de sac. Within ¼'s of a mile of Llandudno Town Centre with all its amenities and the Promenade. The accommodation briefly comprises:- porch; hall; lounge; dining rom; kitchen; bedroom 1 with full width built-in wardrobes; 2 further bedrooms; bathroom. The property features 'Baxi' gas fired combination central heating and hot water boiler, upvc double glazing. Outside - front garden with off street parking for several cars; garage; rear garden.

The accommodation comprises:-

Upvc Double Glazed FRONT DOOR to:-

PORCH

Inner door to:-

HALL

Radiator, access to roof space.

LOUNGE 16'0" x 11'10" (4.90m x 3.63m)



Gas coal effect fire, t.v shelf, upvc double glazed window, radiator.

DINING ROOM 9'10" x 9'3" (3.00m x 2.82m)



Radiator, upvc double glazed window, double opening doors to the rear garden.

KITCHEN 9'10" x 8'11" (3.00m x 2.72m)



Range of base, wall and drawer units with round edge worktops, stainless steel sink, built-in oven and 4 ring gas hob, cooker hood, wall tiling, radiator, upvc double glazed window and rear access door. Boiler cupboard with 'Baxi' combination central heating and hot water boiler.

BEDROOM 1 12'3" x 9'11" (3.75m x 3.03m)



Plus full width built-in wardrobes with mirror fronted doors, upvc double glazed radiator.

BEDROOM 2 13'7" x 9'11" (4.16m x 3.04m)



Upvc double glazed window, radiator.

BEDROOM 3 12'3" x 6'11" (3.75m x 2.13m)

Upvc double glazed window, radiator.

BATHROOM



Panel bath, walk-in shower, pedestal wash hand basin, and multi function w.c/bidet.

OUTSIDE

FRONT GARDEN

With concrete off road parking for several cars.

GARAGE

Up and over door. Side personal door.

REAR GARDEN



With lawn, shrubs and patio area.



TENURE - FREEHOLD

COUNCIL TAX BAND

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

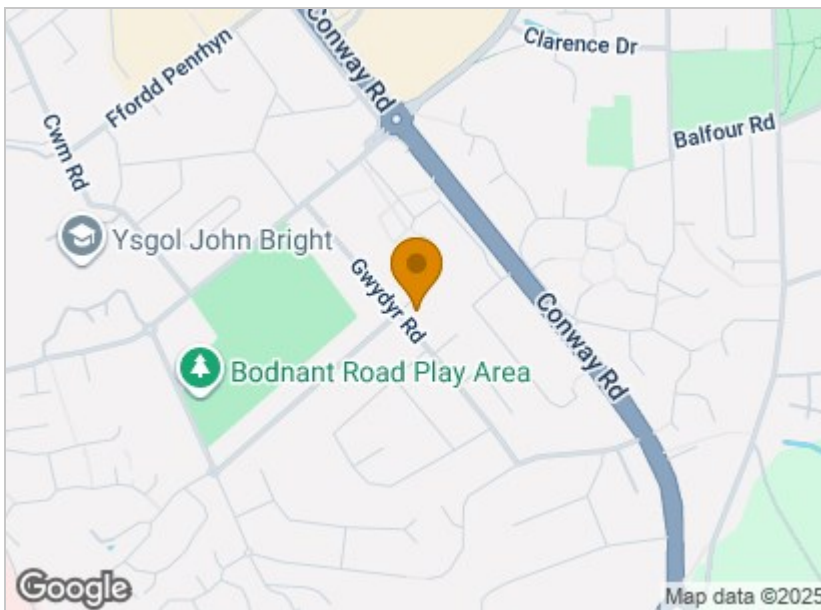
Ground Floor

Approx. 88.8 sq. metres (956.0 sq. feet)

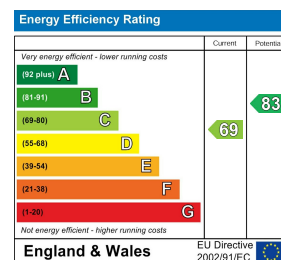


Total area: approx. 88.8 sq. metres (956.0 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed round to the Premier Inn/ Tudno Castle Hotel keeping in the right hand lane around Parc Llandudno, filing into the left hand lane, turn left at the traffic lights up to the roundabout by the Links Hotel, take the third exit onto Maesdu Road, take the second turn left into Gwydyr Road, first turning on the left into Gwynant Court which is a cul de sac and the property is on the left hand side. REF: A643 21/05/25 REV 21/10/25

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: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.