

**Bryan Davies  
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£315,000

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



A SPACIOUS TWO BEDROOM DETACHED BUNGALOW ON A SIZEABLE PLOT IN A CUL-DE-SAC AND WITHIN EASY REACH OF THE NEW CO-OP SHOP IN DEGANWY, AND SHOPS IN LLANDUDNO JUNCTION INCLUDING TESCO, LIDL, ASDA, ICELAND AND MAINLINE RAILWAY STATION, APPROXIMATELY 2½ MILES OF LLANDUDNO. The accommodation briefly comprises:- porch; hall; through lounge; upvc double glazed conservatory; kitchen; two double sized bedrooms and a tiled 3 piece shower room. The property features gas fired central heating, upvc double glazed windows. Outside - small front garden with drive for off road parking which leads to an attached single garage, large landscaped rear garden with lawns, flower beds, shrubs, fruit trees, decorative chippings and patio areas.

The accommodation comprises:-

UPVC DOUBLE GLAZED FRONT DOOR AND SIDE LIGHT TO:

#### PORCH

Radiator, inner glazed door and sidelight to:

#### HALL

Cloaks cupboard with hanging rail and shelving, coved ceiling, access to roof space, double radiator.

THROUGH LOUNGE/ DINING ROOM 21'1" x 10'4" (6.45m x 3.17m)



2 Wall lights, marble fireplace with inset gas living flame coal effect fire, 2 double radiators, coved ceiling, upvc double glazed window and double opening doors to:



CONSERVATORY 19'9" x 8'11" (6.02m x 2.74m)



Upvc double glazed windows with coloured leaded lights, upvc double glazed door to a raised decked seating area, double opening upvc double glazed doors to the rear garden, double radiator, laminate floor, wall light, upvc double glazed door to:





KITCHEN 10'4" x 9'11" (3.17m x 3.04m)



Fitted range of medium oak effect fronted base, wall and drawer units with round edged worktops, inset 1½ bowl sink and mixer tap, space for cooker with stainless steel cooker hood over, space for fridge/freezer, plumbing for automatic washing machine, wall tiling, coved ceiling, wall mounted 'Worcester Bosch' gas fired central heating and hot water boiler upvc double glazed window, double radiator.

BEDROOM 1 13'11" x 9'11" (4.25m x 3.04m)



Coved ceiling, upvc double glazed window, double radiator.



BEDROOM 2 10'10" x 9'7" (3.32m x 2.93m)



Double glazed window, double radiator.



3 PIECE TILED SHOWER ROOM



Comprising large shower stall with 'Triton' electric shower and folding doors, pedestal wash hand basin, WC, Upvc double glazed window, double radiator.

OUTSIDE



## FRONT GARDEN



With pavings, decorative chippings, feature centre paving, driveway provides off street parking and leads to:

## ATTACHED SINGLE CAR GARAGE

## LARGE LANDSCAPED REAR GARDEN



With lawns, flower beds, shrubs, hedging, decorative chippings, rockery, pavings, seating patio area, ramp to conservatory door.



## TENURE

The property is held on a FREEHOLD tenure.

## COUNCIL TAX

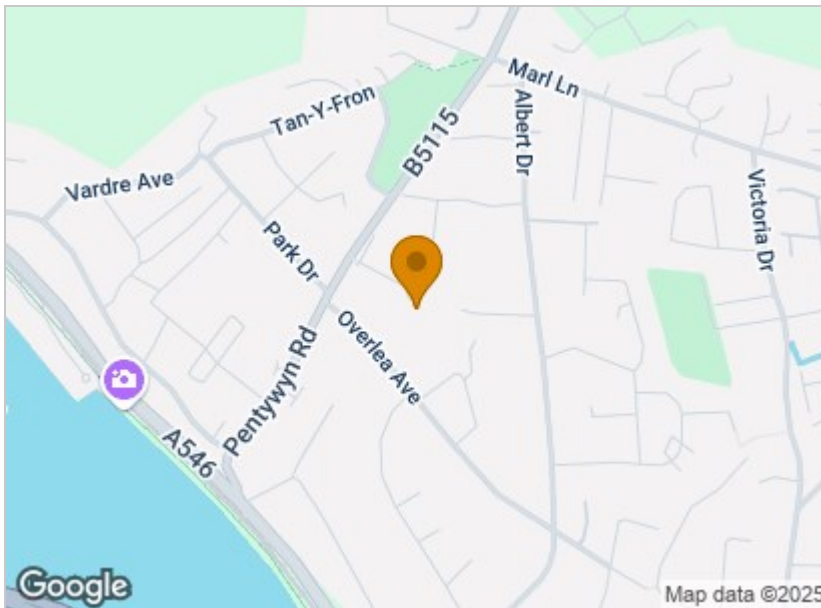
Is 'D' as obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

## GROUND FLOOR

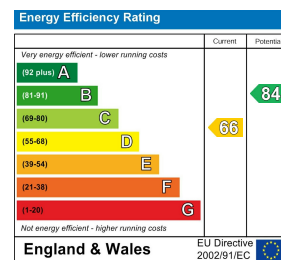


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



## Directions

Proceed south from our Llandudno office on the A470, at the second roundabout take the B5115 and continue south for about 2 miles and after passing High Pastures Nursing Home on your right, turn left into Marl Lane, first right onto Albert Drive, take the third turning on your right into Pen-y-Gaer then first left into Lon-Y-Gaer. Follow the road down and the property is on your left hand side within 150 yards.  
Ref A708 19/05/25

**We will be pleased to arrange a viewing of this Home**

**01492 875125**

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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.

