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Conwy, LL30 3PN**



**No Onward Chain £385,000**

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THIS DECEPTIVELY SPACIOUS THREE BEDROOM DETACHED BUNGALOW IS SITUATED WITHIN EASY REACH OF PENRHYN BAY'S POST OFFICE/GENERAL STORE AND LOCAL VILLAGE SHOPS INCLUDING CO-OP, FAMILY PRACTITIONERS CENTRE AND CHEMIST, BUS SERVICES TO RHOS ON SEA, COLWYN BAY AND LLANDUDNO, AND APPROXIMATELY THREE MILES FROM LLANDUDNO TOWN CENTRE.

The accommodation, which has been recently upgraded in parts by the present owners, briefly comprises: vestibule; reception hall; double aspect living room; separate dining room with double opening doors to rear garden; kitchen with a range of modern units; rear porch and utility area; principal bedroom with recently fitted three piece tiled shower room; two further double sized bedrooms and modernised three piece shower/wet room. There is a slingsby style ladder leading to the attic space with potential for further expansion if required (subject to planning consent). The property benefits from gas central heating and upvc double glazed windows. Outside – front garden with brick paved driveways for off road parking for several cars leads to a single car detached garage; southerly facing rear garden secured by wooden side gates with flower beds, shrubs and trees.

INTERNAL INSPECTION HIGHLY RECOMMENDED TO APPRECIATE THE SIZE AND QUALITY OF THE PROPERTY

**The accommodation comprises:**

Upvc double glazed front door leads to:

**FRONT ENTRANCE PORCH/VESTIBULE**

Timber and glazed door and side panels leads to:

**SPACIOUS RECEPTION HALL**



Built-in cloaks cupboard, telephone point, coved ceiling, double radiator, radiator, loft hatch access.

**LIVING ROOM 17'4" x 12'4" (5.29m x 3.77m)**



Stone fireplace, telephone point, TV point, wall lights, radiator, upvc double glazed windows.

**KITCHEN 8'8" x 13'11" (2.66m x 4.25m)**



Fitted range of modern base and wall units with complementary worktops, 1½ bowl single drainer sink, 'Rangemaster' gas cooker with five ring hob and 'Rangemaster' canopy extractor above, wall tiling, tall cupboard, space for fridge/freezer, space for dishwasher, inset spotlights, radiator, two upvc double glazed window.





#### UTILITY/REAR PORCH

Meter cupboards, built-in cupboard with wall mounted 'Worcester' central heating boiler, plumbing for a washing machine, upvc double glazed rear door.

#### DINING ROOM 12'4" x 14'10" (3.77m x 4.53m)



TV point, upvc double glazed windows, upvc double glazed French doors leading onto rear patio and garden.

#### PRINCIPAL BEDROOM 14'0" x 10'10" including en-suite (4.29m x 3.32m including en-suite)



Double panelled radiator, upvc double glazed window overlooking front and side with open aspect.

#### SHOWER EN-SUITE



Modern suite comprising corner shower cubicle with twin headed shower including drench shower, vanity wash hand basin, low flush w.c., chrome ladder style towel rail, inset downlighter, fully tiled walls, non slip flooring.

#### BEDROOM 2 12'4" x 14'4" (3.78m x 4.39m)



Double panelled radiator, upvc double glazed window overlooking side of property.



### BEDROOM 3 12'2" x 10'10" (3.72m x 3.32m)



Built-in wardrobe with storage above, double radiator.

### NEWLY FITTED MODERN WET ROOM



Comprising twin head mains shower including drench shower, pedestal wash hand basin, low flush w.c., chrome ladder style towel rail, inset extractor fan, downlighters, fully tiled walls, non slip flooring,

### ATTIC SPACE

A slingsby style ladder leads to the attic space with potential for further expansion if required (subject to planning consent).

### OUTSIDE

The property stands in a good sized plot with twin wrought iron gates opening to;

### FRONT GARDEN

Brick pavings, shrubs and flower beds.

### LONG CONCRETE DRIVEWAY



With parking for several cars leading to:

### DETACHED GARAGE 17'11" x 10'9" (5.48m x 3.28m)

Concrete base, up and over door, window to side, water tap, rear personal door.

### ATTRACTIVE REAR GARDEN



The rear garden is secured by wooden side gates, and is laid to lawn with well established herbaceous borders, patio area, enclosed cat/dog run.



### TENURE

The property is held on a FREEHOLD tenure.

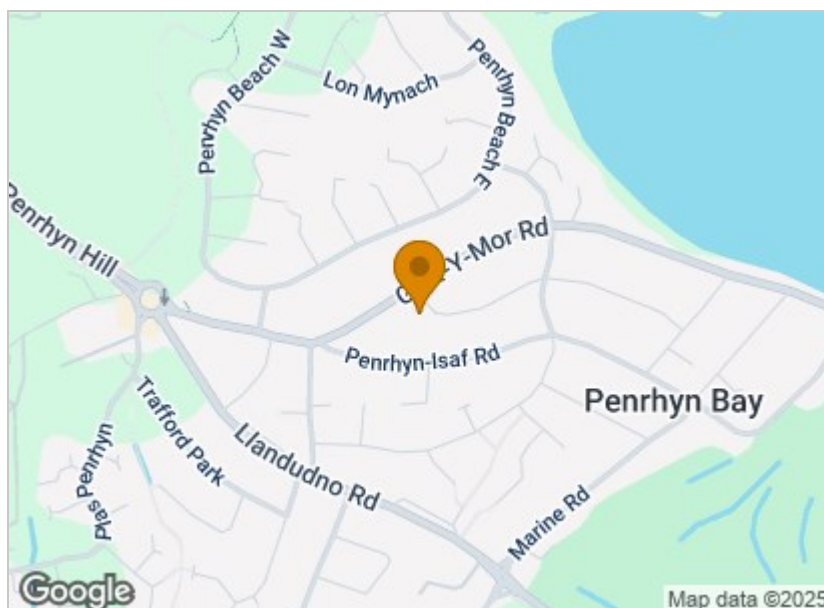
### COUNCIL TAX BAND

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

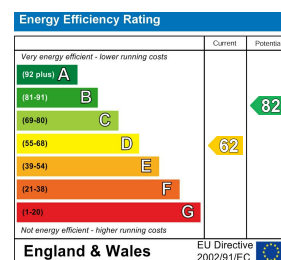


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## Area Map



## Energy Efficiency Graph



## Directions

From our Llandudno Office proceed on to the Promenade and turn right heading for Penrhyn Bay, over the Little Orme and down the dual carriage way to the roundabout, take the 1st on to Glan y Mor Road, and 4th right into Hafod Road West, the property can be viewed on the right hand side within 30 yards. A723 05/06/25

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

**01492 875125**

**e mail: [llandudno@bdahomesales.co.uk](mailto: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.

