

**Bryan Davies
+ Associates**

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11 Conolly Close, Penrhyn Bay, Llandudno, Conwy, LL30 3FP



£259,950



www.bdahomesales.co.uk

THIS IS A VERY WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE with lovely countryside views which is situated in a pleasant position at the end of a cul-de-sac. Located in the sought after area of the Gloddaeth Woods Estate. Within easy access of village shops, Co-Op, bus services, family practitioners centre and chemist, restaurants, secondary and primary school and within an easy walking distance of the foreshore in Penrhyn Bay. The accommodation briefly comprises:- hallway; lounge; conservatory; kitchen and utility area first floor; bedroom 1 with 3-piece en-suite shower room; 2 further bedrooms and a family bathroom. The property features off road parking to the front, part garage with storage area. Attractive gardens to the side and rear with countryside views.

The Accommodation Comprises:-

Step up to:-

Upvc double Glazed FRONT DOOR to:-

HALL

Coving, double radiator, Karndean flooring.

DOUBLE ASPECT LOUNGE/DINING ROOM 17'3" x 11'2" (5.27m x 3.42m)



2 wall light points, coving, t.v point, Oriel window with deep display sill and upvc double glazed window with open views, double radiator. Opening through to:-



CONSERVATORY/DINING ROOM 8'10" x 8'0" (2.70m x 2.44m)



Upvc double glazed windows with double opening doors to the rear garden, wood effect flooring, double radiator.

KITCHEN/BREAKFAST ROOM 11'0" x 8'9" (3.37m x 2.69m)



Fitted range of Grey fronted base, wall and drawer units with round edge speckle worktops incorporating single drainer sink unit and mixer tap, washing machine and dishwasher, integrated 'Logik' electric oven and 4 ring gas hob with cooker hood over, breakfast bar, wall tiling, wall mounted 'Glow worm' central heating and hot water boiler, 'Karndean' flooring, wall tiling, upvc double glazed window, double radiator. 2 steps down to:-



STUDY/STORE/FREEZER ROOM 8'8" x 7'10" (2.65m x 2.39m)



(Originally part of the garage). Recessed spotlights, wood effect flooring.

An enclosed staircase leads to:-

FIRST FLOOR LANDING

Access to roof space. Airing cupboard with hot water tank and shelving.

BEDROOM 1 11'0" x 9'8" (3.36m x 2.96m)



Oriel window with deep display still to front, t.v point, double radiator.



EN-SUITE 3-PIECE SHOWER ROOM



Comprises corner shower stall with 'Triton' shower, circular counter top, wash hand basin and mixer tap, mirror and tiled splashback, display shelving, close coupled w.c, wall and floor tiling, ladder style towel rail, upvc double glazed window, extractor, double radiator, tile effect flooring.

BEDROOM 2 8'7" x 8'7" (2.63m x 2.62m)



Upvc double glazed window with open views over fields, radiator.

BEDROOM 3 8'5" x 8'3" (2.57m x 2.52m)



Upvc double glazed window, radiator.

3-PIECE BATHROOM



White suite comprising panel bath with mixer tap, pedestal wash hand basin and mixer tap, close coupled w.c, wall tiling, extractor

OUTSIDE

FRONT RAISED GARDEN

With shaped lawn, pavings. Driveway for off road parking leads to:-

PART GARAGE

With storage area.

SIDE GARDEN

Lawned area with shrub and flower borders, paved pathways to the side and rear.

REAR GARDEN



With lawns, drying area, stone chippings, steps up to paved patio, seating areas, lawned, extending to side with hedging.

SIDE OF HOUSE



VIEWS FROM SIDE GARDEN

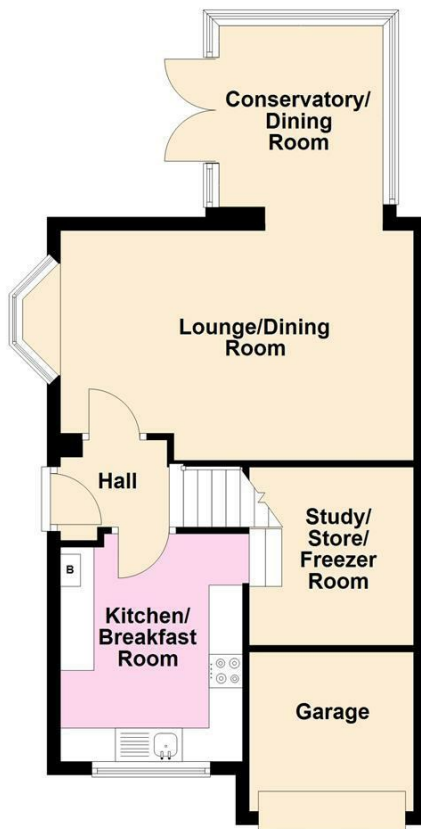


TENURE - FREEHOLD

COUNCIL TAX BAND

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

Ground Floor
Approx. 51.3 sq. metres (552.4 sq. feet)



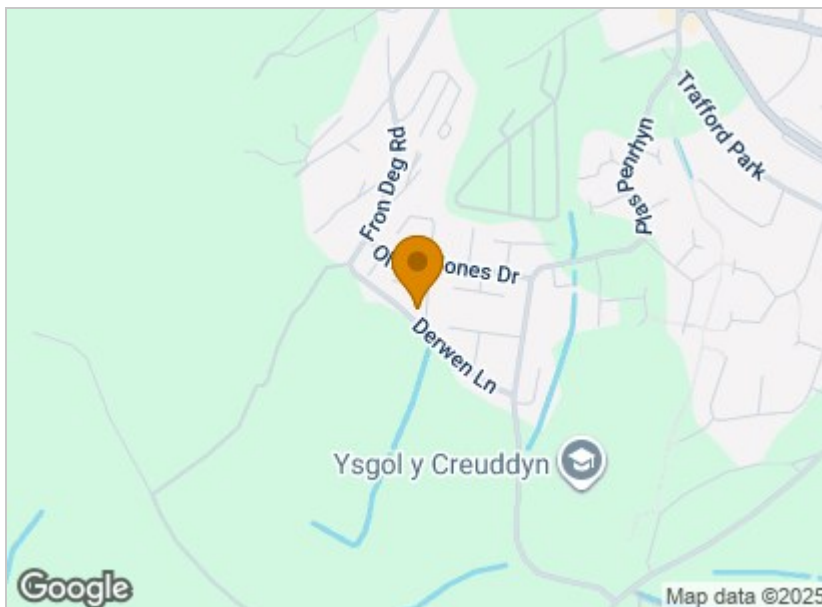
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First Floor
Approx. 42.1 sq. metres (453.2 sq. feet)

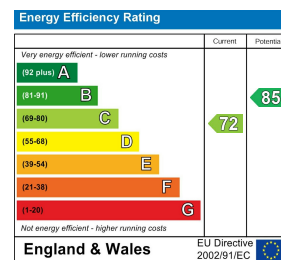


Total area: approx. 93.4 sq. metres (1005.6 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed to the Promenade turn right heading for Penrhyn Bay, pass Bodafon Fields on the right hand side, continue up the hill and then down the hill towards Penrhyn Bay, at the roundabout take the 3rd exit into Broadway (by the shops) continue into Plas Penrhyn. At Oliver Jones Dr on the right follow that road and Conolly Close is the 2nd turning on the left. No 11 is the last house on the right hand side. REF: A651 17/03/25 REV 04/08/25

We will be pleased to arrange a viewing of this Home

01492 875125

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Llandudno Office Opening Hours - Monday to Friday: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

