

**Bryan Davies  
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## 2 Hill View Close, Llanrhos, Llandudno, LL30 1SL



**No Onward Chain £347,500**

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

THIS BEAUTIFULLY PRESENTED AND SPACIOUS THREE BEDROOM DETACHED FAMILY SIZED HOME IS SITUATED IN A SMALL CUL DE SAC WITHIN ½ A MILE OF THE LOCAL SHOP AND HAIRDRESSERS AND WITHIN TWO MILES OF LLANDUDNO TOWN CENTRE.

The accommodation briefly comprises: vestibule; porch; hall; two piece cloakroom; double aspect L-shaped lounge/dining room; separate sitting room/ground floor bedroom; kitchen/breakfast room; first floor landing; three bedrooms and a modern three piece bathroom with over bath shower. The property features gas fired central heating from a combination boiler, upvc double glazed windows and a new roof within the last three years. Outside - easily maintained landscaped gardens to the front and rear; driveway for off road parking leads to an integral garage.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED.

#### The Accommodation Comprises:-

Upvc double glazed sliding door to:

#### VESTIBULE

Tiled floor, inner door to:

#### PORCH

Tiled floor.

#### HALL



Understairs cupboard, radiator.

#### 2 PIECE CLOAKROOM

In white comprising wash hand basin and w.c., radiator, wall tiling, upvc double glazed window.

#### DOUBLE ASPECT L-SHAPED LOUNGE/DINING ROOM 23'4" x 20'11" maximum (7.12m x 6.39m maximum)



Three radiators, upvc double glazed windows.



#### SITTING ROOM/GROUND FLOOR BEDROOM 13'9" x 9'1" (4.21m x 2.79m)



Radiator, upvc double glazed window.

**KITCHEN/BREAKFAST ROOM 13'8" x 7'1" (4.19m x 2.17m)**



Base, wall and drawer units with round edge worktops incorporating stainless steel double drainer sink unit with biflo taps, wall tiling, breakfast bar and hatch to dining area, upvc double glazed window and side access door.

A staircase from the hall leads to:

#### **FIRST FLOOR LANDING**

Airing cupboard with radiator.

**BEDROOM 1 14'7" x 13'9" (4.47m x 4.21m)**



Plus built-in wardrobes, access to eaves storage, radiator, upvc double glazed window with hillside views.

**BEDROOM 2 13'9" x 9'8" (4.20m x 2.97m)**



Pedestal wash hand basin, radiator, upvc double glazed window.

**BEDROOM 3 10'7" x 7'4" (3.24m x 2.26m)**

Access to eaves storage, radiator, upvc double glazed window.

#### **MODERN BATHROOM**



In white with shaped bath and mains shower and screen side screen, vanity wash hand basin and w.c., ladder style towel warmer, wall tiling, upvc double glazed window.

## OUTSIDE

### FRONT GARDEN

With decorative slabs, flowers and shrubs.

### DRIVEWAY

For off road parking leads to:

### INTEGRAL L-SHAPED GARAGE 19'10" x 12'5" (6.05m x 3.80m)

Power and light, up and over door, rear personal door, integral door to the hall, 'Vaillant' gas fired central heating and hot water boiler, stainless steel sink, plumbing for automatic washing machine.

### REAR GARDEN



With lawn, shrubs, decorative pavings and patio area.

### TENURE

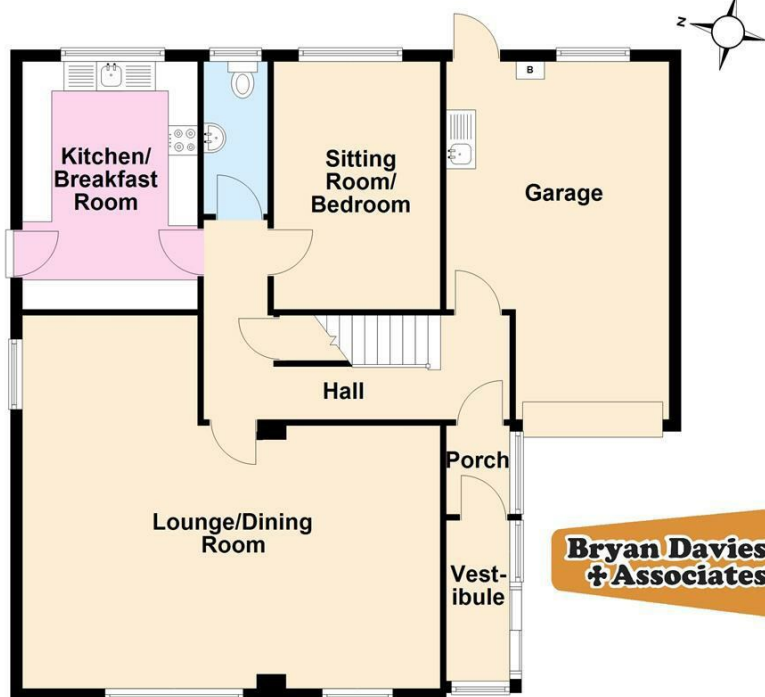
The property is held on a FREEHOLD tenure.

### COUNCIL TAX BAND

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

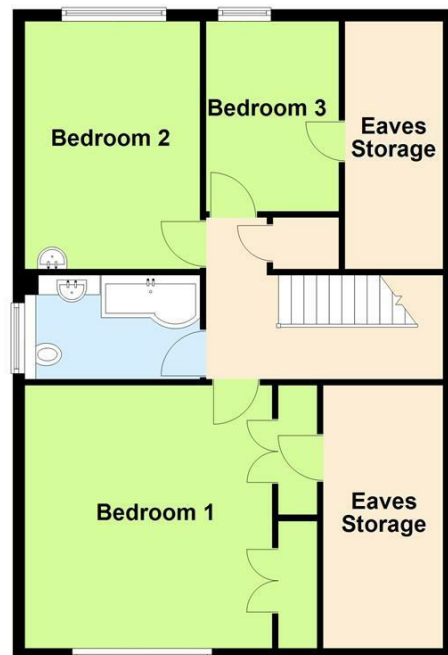
## Ground Floor

Approx. 104.4 sq. metres (1123.7 sq. feet)



## First Floor

Approx. 75.9 sq. metres (816.7 sq. feet)



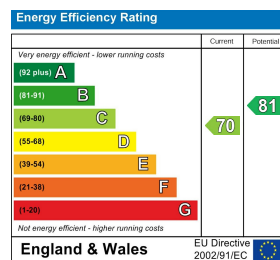
Total area: approx. 180.3 sq. metres (1940.4 sq. feet)

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## Area Map



## Energy Efficiency Graph



## Directions

From our Llandudno office proceed around Parc Llandudno out of the town up the dual carriageway passing the Links Hotel, proceed through the roundabout following the sign for Deganwy to the mini roundabout, turn right into Bryn Lupus Rd, take 2nd turning on the right into Hill View Road and continue for approx 250 yards and Hill View Close is a cul de sac on the left hand side, the property is on the left. A765 29/08/25

**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.

