

**Bryan Davies
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AUCTIONEERS
●
ESTATE AGENTS

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23 Plas Tudno, Penrhyn Bay, Llandudno, Conwy, LL30 3ER



No Onward Chain £299,950



www.bdahomesales.co.uk

THIS BEAUTIFULLY PRESENTED THREE BEDROOM HOME BUILT CIRCA 1990 is situated on the level close to Penrhyn Bay village shops, Co-Op, family practitioners centre and chemist, primary and secondary schools, bus services to Rhos on Sea, Colwyn Bay and Llandudno, and approximately 2½ miles from Llandudno Town Centre.

The accommodation briefly comprises: hall; modern two piece cloakroom; lounge with sliding patio door to conservatory; separate dining room; kitchen; first floor landing; principal bedroom with built in mirror fronted wardrobes; second bedroom with built-in wardrobes; bedroom three and a modern three piece bathroom with over bath shower. The property features gas fired central heating from a recently fitted combination boiler and upvc double glazed windows. Outside – gardens to front and rear; driveway for off road parking leads to a single car detached garage.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED

BEAUTIFULLY PRESENTED LIKE A SHOW HOME

The accommodation comprises:

Upvc double glazed front door to:

HALL

Coved ceiling, radiator.

2-PIECE CLOAKROOM



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

LOUNGE 16'9" x 10'11" (5.13m x 3.35m)



Fireplace with marble back and hearth, coved ceiling, double radiator, upvc double glazed window.

Double glazed sliding patio door to:

UPVC DOUBLE GLAZED CONSERVATORY 9'6" x 9'4" (2.92m x 2.87m)



Double opening doors to rear garden.

DINING ROOM 8'5" x 7'11" (2.59m x 2.43m)





Coved ceiling, radiator, upvc double glazed window.

KITCHEN 11'10" x 8'3" (3.63m x 2.54m)



Range of base, wall and drawer units with round edge worktop incorporating stainless steel 1½ single bowl sink unit with mixer taps, integrated fridge/freezer, modern 'Worcester' gas fired central heating and hot water combination boiler, radiator, upvc double glazed window and rear access door.

A staircase leads to:

FIRST FLOOR LANDING



Upvc double glazed window.

PRINCIPAL BEDROOM 11'3" x 9'7" (3.43m x 2.94m)



Plus built-in wardrobes with sliding mirror fronted doors, radiator, upvc double glazed window.

BEDROOM 2 11'8" x 8'9" (3.58m x 2.69m)



Including built in wardrobes with sliding mirror fronted doors, built in linen cupboard, radiator, upvc double glazed windows.

BEDROOM 3 7'10" x 6'11" (2.41m x 2.11m)



Radiator, upvc double glazed window.

MODERN 3-PIECE BATHROOM



In white comprising panel bath with mains double head showers over and glass side screen, pedestal wash hand basin, close couple w.c., plastic panelled walls, ladder style towel warmer, upvc double glazed window.

OUTSIDE

FRONT GARDEN



With lawn, decorative chippings.

DRIVEWAY

For off road parking leads to:

DETACHED GARAGE 18'11" x 9'3" (5.77m x 2.82m)

Up and over door, power and light, rear personal door.

REAR GARDEN



With lawn, flower beds, shrubs and patio area.

TENURE

The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

Council Tax is 'E' obtained from www.conwy.gov.uk

GROUND FLOOR

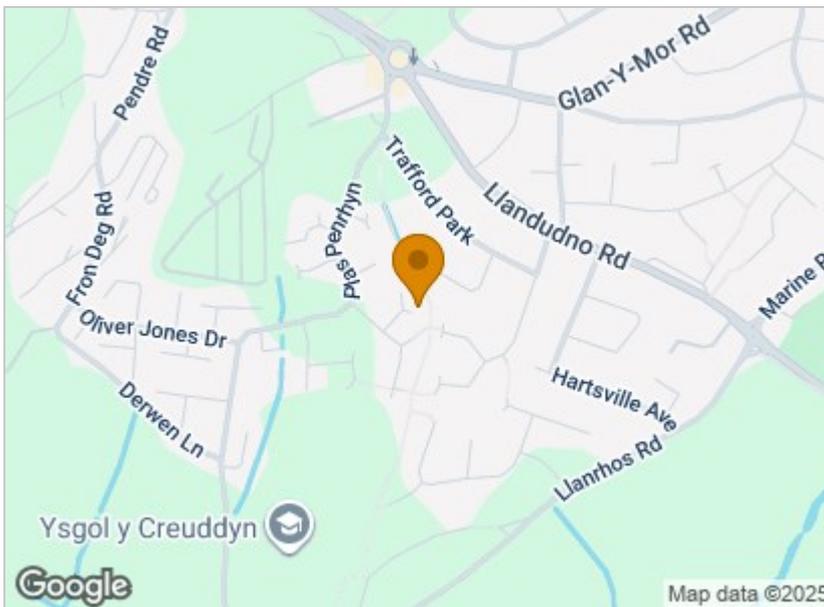


1ST FLOOR

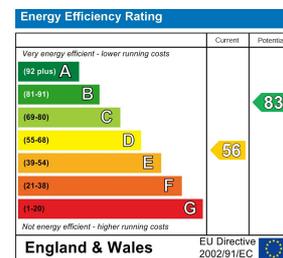


Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide 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

From our Llandudno office proceed onto the promenade turning right heading for Penrhyn Bay, passing 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) and on to Plas Penrhyn, take the 3rd turning on the left into Plas Tudno, next left into the cul de sac and the property is at the end of the cul de sac almost in front of you. A782 19/09/25

We will be pleased to arrange a viewing of this Home

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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.

