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## 86 Pendyffryn, Llandudno Junction, Conwy, LL31 9AT



**No Onward Chain £195,000**

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THIS SPACIOUS THREE BEDROOM SEMI DETACHED BUNGALOW IS IN NEED OF SOME UPDATING. SITUATED ON THIS POPULAR DEVELOPMENT WITHIN EASY ACCESS OF THE LINK ROAD LEADING TO THE A55 EXPRESSWAY AND CLOSE TO THE LOCAL PRIMARY SCHOOL AND WITHIN A MILE OF LLANDUDNO JUNCTIONS SHOPPING INCLUDING TESCO, ASDA, ICELAND AND LIDL SUPERMARKETS, AND THE MAINLINE RAILWAY STATION.

The accommodation briefly comprises: hall; lounge with sliding patio door to upvc double glazed conservatory; kitchen and side porch; three bedrooms and three piece shower room. The property features gas fired central heating and upvc double glazed windows. Outside – gardens to the front and rear; driveway for off road parking leads to a pre-fab concrete single car garage.

**The accommodation comprises:**

Side aspect upvc double glazed front door to:

#### HALL

Double cloaks cupboard with gas and electric meter, radiator, access to roof space.

#### LOUNGE 18'8" x 11'1" (5.70m x 3.38m)



Stone fireplace with marble back and hearth, display mantle and shelving, two wall light points, coving, double glazed sliding doors to:



#### CONSERVATORY 11'0" x 8'9" (3.37m x 2.67m)



Laminate flooring, upvc double glazed windows and double glazed door to garden.

#### KITCHEN 10'9" x 7'3" (3.30m x 2.22m)



Fitted base, wall and drawer units with round edge worktops incorporating single drainer sink unit, space for cooker, breakfast bar, washing machine, 'Worcester Greenstar' boiler, upvc double glazed window to rear and double glazed door to:

#### PORCH

Upvc double glazed door to garden.

#### BEDROOM 1 14'5" x 10'0" (4.41m x 3.07m)



Built in double wardrobe and top cupboards, airing cupboard with hot water tank and shelving, radiator, upvc double glazed window to front.

### BEDROOM 2 11'11" x 8'11" (3.64m x 2.72m)



Radiator, upvc double glazed window to front.

### BEDROOM 3 10'6" x 7'3" (3.21m x 2.23m)



Built in cupboard with hanging rail and top cupboard.

### TILED 3 PIECE SHOWER ROOM



Double shower stall with electric 'Bristan' shower, vanity wash hand basin, close couple w.c., shaver point, mirror fronted cupboard, radiator, tile effect flooring.

### OUTSIDE

#### FRONT GARDEN

With decorative chippings, shrubs, trees, paved pathway.

#### DRIVEWAY PARKING TO FRONT

Leads to:

#### DETACHED SINGLE GARAGE

Pre-fab concrete garage with up and over door, side aspect door.

### REAR GARDEN



With decorative chippings, pavings, raised beds and shrubs, outside tap.

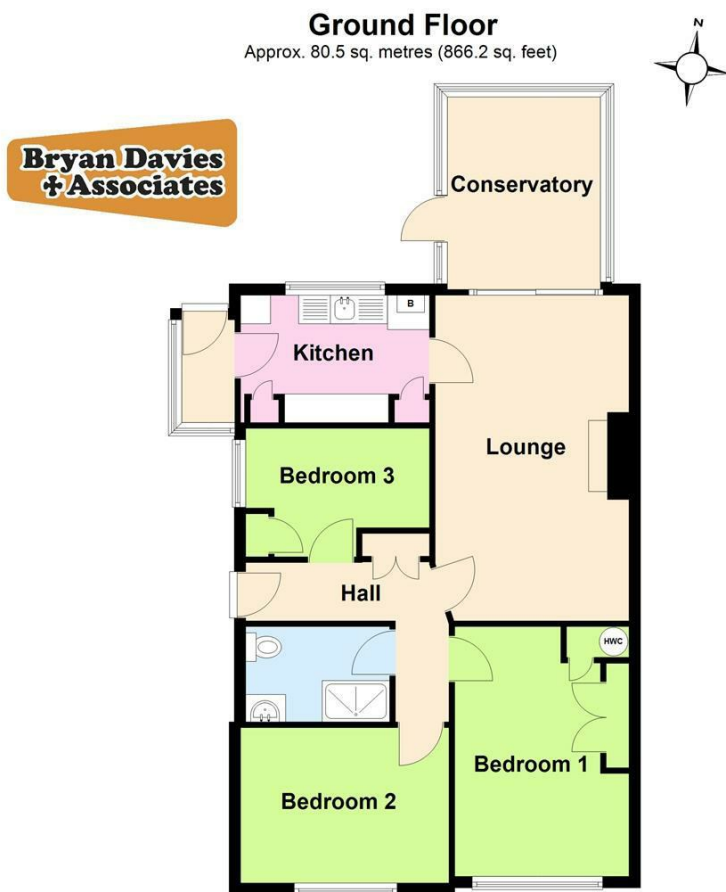
### TENURE

The property is held on a FREEHOLD tenure.

### COUNCIL TAX BAND

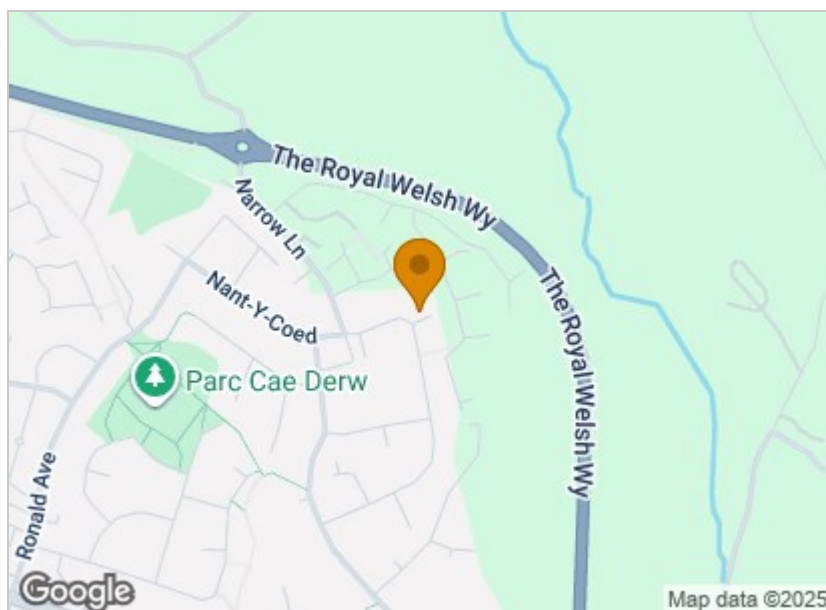
COUNCIL TAX is 'C' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)



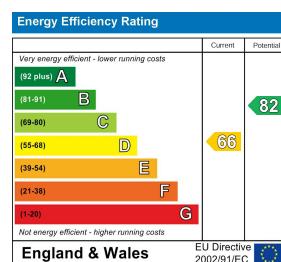


Total area: approx. 80.5 sq. metres (866.2 sq. feet)

#### Area Map



#### Energy Efficiency Graph



#### Directions

From Llandudno Junction Railway Station proceed towards Glan Conwy, turn left at Richard Williams Building Merchants onto Narrow Lane and take the first turning on the right into Pendyffryn, at the top of the road the property is in front of you. A729 03/10/25

We will be pleased to arrange a viewing of this Home

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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.

