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**AUCTIONEERS
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£427,000



www.bdahomesales.co.uk

THIS GORGEOUS UPDATED FOUR BEDROOM DETACHED DORMER BUNGALOW SITS ADJACENT TO OPEN FIELDS WITH VIEWS ONTO A RURAL ASPECT AND THE HILLS AND AS FAR AS THE SEA FROM THE FIRST FLOOR, SITUATED CLOSE TO THE LOCAL SHOP AND TWO MILES FROM LLANDUDNO TOWN CENTRE WITHIN EASY ACCESS OF THE LINK ROAD TO THE A55 EXPRESSWAY.

The accommodation briefly comprises: entrance hall; lounge with log burner and square arch to kitchen/dining room with modern units and patio doors to rear garden; principal bedroom; double sized second bedroom; four piece bathroom including separate shower stall; first floor landing; double sized third bedroom with built-in walk-in closet; double sized fourth bedroom and a three piece shower room. The property features gas fired central heating from a modern combination boiler and upvc double glazed windows. Outside easily maintained front garden with decorative chippings and a wide driveway for off road parking for several cars leads to a good sized single car garage; rear garden abuts the rural fields and is landscaped with lawns, flower beds, shrubs, decorative chippings, large patio area under a upvc double glazed pergola.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED

The accommodation comprises:

Side aspect front door and upvc double glazed sidelight to:

ENTRANCE HALL



Coving, built-in storage cupboard with display shelving, recessed downlighters to ceiling, understairs cloaks cupboard, upvc double glazed window and door.

DOUBLE ASPECT LOUNGE 17'10" x 11'6" (5.45m x 3.53m)



Inglenook with inset log burner with tiled hearth, T.V. point, coving, double radiator, open views to the rear over fields.



A square arch leads to:

KITCHEN/DINING ROOM 23'0" x 8'9" (7.02m x 2.67m)



Extensively fitted gloss fronted base, wall and drawer units with round edge worktops with under unit lighting incorporating 1½ bowl sink unit with 'Waterdrop' water filter, space for cooking range with stainless steel canopy over, plumbing for a dishwasher, wine rack, space for fridge/freezer, wall tiling, coving, recessed downlighters to ceiling, radiator, wood effect flooring, double opening doors from the kitchen/dining room lead to the rear garden.



GROUND FLOOR BEDROOM 2 11'8" x 9'11" (3.56m x 3.04m)



Coving, radiator, upvc double glazed window.



GROUND FLOOR BEDROOM 1 14'9" x 10'5" (4.50m x 3.18m)



Coving, T.V. point, radiator, upvc double glazed window to front.



GROUND FLOOR 4 PIECE BATHROOM



White suite comprising panel bath with mixer tap and shower attachment, corner shower stall with mains shower, pedestal wash hand basin, close coupled ladder style towel rail, wall tiling, recessed downlighters to ceiling, tile effect flooring, upvc double glazed window.



A staircase from the Entrance Hall leads to:

FIRST FLOOR LANDING

Built-in double cupboard with shelving/linen storage, wall mounted 'Worcester' combination central heating hot water boiler.

BEDROOM 3 17'11" x 11'11" (5.47m x 3.64m)



Maximum including walk-in double storage/cloaks cupboard with shelving, radiator, double glazed 'Velux' skylight window, upvc double glazed window with open views to rear as far as the sea.



VIEW FROM BEDROOM 3



DOUBLE ASPECT BEDROOM 4 14'9" x 12'3" (4.51m x 3.74m)



Radiator, double aspect double glazed windows to front and side.

TILED 3 PIECE SHOWER ROOM



Comprising large shower area with twin shower heads including drench mains shower, vanity wash hand basin and mixer tap, display shelving, close couple w.c., ladder style towel rail, wall tiling, tile effect flooring, recessed downlighter to ceiling, upvc double glazed window.

OUTSIDE

FRONT GARDEN

With decorative chippings, flower and shrub borders.

DRIVEWAY



Provides off street parking for several cars (dependant on size), and leads to:

ATTACHED SINGLE CAR GARAGE 20'3" x 11'2" (6.19m x 3.42m)

With up and over door, light, power and water

connected, plumbing for automatic washing machine, round edge worktops, space for freezer, single drainer sink unit, space for drier, shelving, electric meter, part wood flooring, side aspect upvc double glazed door to rear garden patio.

REAR GARDEN



Full length paved patio with covered seating/dining area, side gated access to both sides, steps from patio area lead to lawned area with shrubs and flower beds, decorative chippings, large decked seating areas with garden storage area and summer house.

PATIO AREA



DECKED AREA WITH SUMMERHOUSE



Secured side area with wood log store and tool store.

TENURE

The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

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

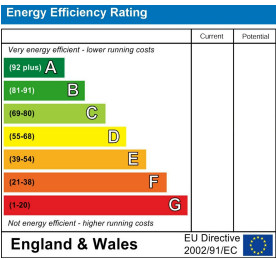
AWAITING ENERGY PERFORMANCE CERTIFICATE

AWAITING FLOOR PLAN

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed around Parc Llandudno and 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 Road, take 2nd turning on the right into Hill View Road, continue along the road for approximately 300 yards and the property is on the right hand side. A789 02/10/25

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.

