

**Bryan Davies  
+ Associates**

**4 MOSTYN STREET  
LLANDUDNO  
LL30 2PS  
(01492) 875125**

**AUCTIONEERS  
●  
ESTATE AGENTS**

email: [llandudno@bdahomesales.co.uk](mailto:llandudno@bdahomesales.co.uk)

## 6 Min Y Don, Penrhyn Bay, Llandudno, Conwy, LL30 3RL



**No Onward Chain £350,000**

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THIS IS A GOOD SIZED THREE BEDROOM DETACHED BUNGALOW situated in a small cul-de-sac on this popular development, within easy access to the beach, 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; lounge; separate dining room; kitchen; 3 bedrooms; 2-piece shower room and separate w.c. The property features gas fired central heating from a combination boiler, upvc double glazed windows. Outside - there is a double width driveway leading to 2 single car garages. Easily maintained gardens to the front and rear.

THE PROPERTY IS IN NEED OF SOME UPDATING

AS WE ARE UNABLE TO TEST THE SERVICES AT THE PROPERTY WE CANNOT COMMENT ON THE WORKING STATUS OF THE HEATING AND ANY APPLIANCE

The Accommodation Comprises:-

Upvc Double Glazed FRONT DOOR to:-

#### HALL

Radiator, built-in cupboard with hanging rail and shelves, separate built-in cupboard. Access to roof space.

DOUBLE ASPECT LOUNGE 15'10" x 11'9" (4.85m x 3.59m)



Fire surround, upvc double glazed windows, 2 double radiators.

DOUBLE ASPECT DINING ROOM 10'11" x 9'0" (3.34m x 2.76m )



Upvc double glazed windows, double radiator.

KITCHEN 11'6" x 8'10" (3.51m x 2.71m )



Base, wall and drawer units, round edge worktops, stainless steel double drainer sink, wall tiling, upvc double glazed window and rear access door.

BEDROOM 1 15'7" x 8'11" (4.75m x 2.72m)



Upvc double glazed window, radiator.

#### BEDROOM 2 12'7" x 8'9" (3.85m x 2.69m )



Upvc double glazed window, radiator.

#### BEDROOM 3 10'4" x 8'11" (3.16m x 2.74m)



Upvc double glazed window, double radiator.

#### SHOWER ROOM



Large shower stall with electric shower, pedestal wash hand basin, radiator, plastic wall panelling, upvc double glazed window.

#### SEPARATE W.C

Upvc double glazed window, radiator.

#### OUTSIDE

#### FRONT GARDEN

With shrubs, decorative slate chippings. Drive for off road parking for several cars leads to:-

#### TWO SINGLE CAR GARAGES

Up and over doors. One with power and light connected. 'Worcester' gas fired central heating boiler.

#### REAR GARDEN



With lawn, shrubs, trees, two garden sheds.

#### TENURE - FREEHOLD

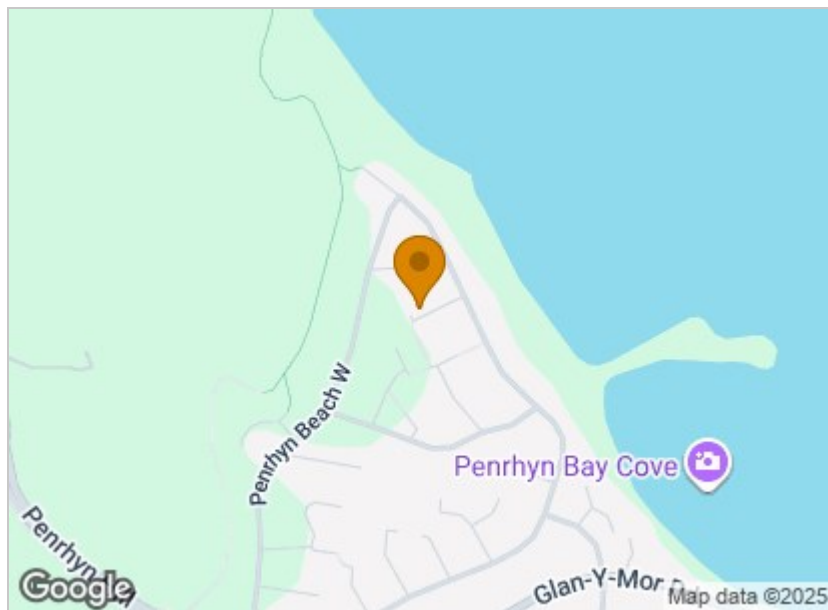
#### COUNCIL TAX BAND

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

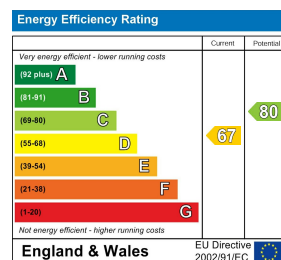


Total area: approx. 122.7 sq. metres (1320.4 sq. feet)

#### Area Map



#### Energy Efficiency Graph



#### Directions

From our Llandudno Office proceed on to the Promenade, turn right heading for Penrhyn Bay, over the Little Orme and down the dual carriage way to the roundabout, take the first exit on to Glan y Mor Road, turn left into Penrhyn Beach, turn left into Penrhyn Beach West, follow the road down to the end and follow the road on to Penrhyn Beach East, 2nd turn on the right into Min Y Don and the property is at the end of the Cul De Sac on the right. REF: A699 22/09/25

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.

