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£312,000

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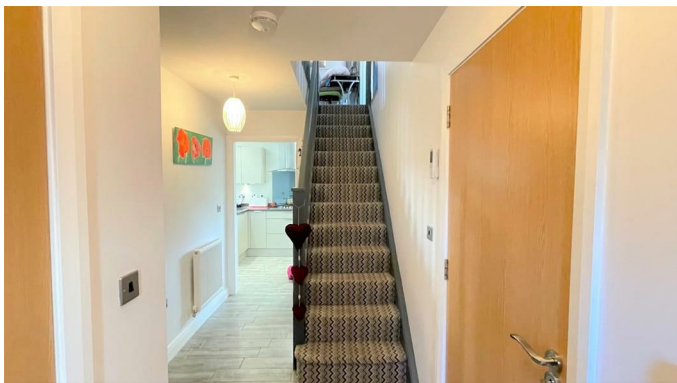
A BEAUTIFULLY PRESENTED MODERN THREE BEDROOM DETACHED HOME built c2017 by Beech Developments situated towards the end of a cul de sac next to Awel y Mynedd Primary School and within easy access of the A470 leading to the A55 Expressway and less than a mile to Llandudno Junction shopping including Tesco, Iceland, Asda and Lidl supermarkets.

The accommodation briefly comprises: hall; two piece cloakroom; lounge; kitchen/dining room with a range of modern units with built in appliances; separate utility room; first floor landing; principle bedroom with en suite three piece shower room; two further bedrooms and family bathroom. The property features gas fired central heating and upvc double glazed windows. Solar panels which provide most of the hot water and there is a Positive Input Ventilation , the ratings are very high on its Energy Performance Certificate. Outside – gardens to front and rear; brick paved driveway gardens for off road parking leads to an integral single car garage with automatic up and over door.

**The accommodation comprises:**

Canopied entrance porch, outside lighting, double glazed front door to:

#### HALL



Wood effect tiled floor, under stairs recess, radiator, integrated door to garage.

#### 2-PIECE CLOAKROOM

With vanity wash hand basin and mixer tap, mirror, close couple w.c., extractor fan, radiator, floor tiling, upvc double glazed window.

#### LOUNGE 14'1" x 10'8" (4.31m x 3.26m)



T.V. and telephone point, radiator, tiled floor, upvc double glazed window.



#### OPEN PLAN KITCHEN/DINING ROOM 21'11" x 7'10" (6.69m x 2.39m)



## KITCHEN AREA



Fitted range of modern base, wall and drawer units with under unit lighting incorporating 1½ bowl sink unit and mixer tap, 'Zanussi' dishwasher, double electric oven and five ring gas hob with splashback and stainless steel canopy over, space for fridge/freezer, wood effect round edge worktops and breakfast bar with shelving.

## DINING AREA



Recessed downlighters to ceiling, double radiator, tiled flooring throughout, double opening upvc double glazed door to rear garden.

## UTILITY ROOM 7'8" x 4'3" (2.34m x 1.32m)

round edge worktops with plumbing for an automatic washing machine, base units and worktops, tiled flooring, upvc double glazed window and upvc double glazed side door to garden.

A staircase from the entrance hall leads to the:

## FIRST FLOOR LANDING

Access to roof space, airing cupboard with hot water tank, storage cupboard with hanging rail, upvc double glazed window.

## BEDROOM 1 12'11" x 10'7" (3.94m x 3.25m)



T.V. point, radiator, two upvc double glazed windows, upvc double glazed window with open hillside views and over Awel y Mynedd Primary School grounds.

## VIEW FROM BEDROOM 1



## EN-SUITE 3-PIECE SHOWER ROOM



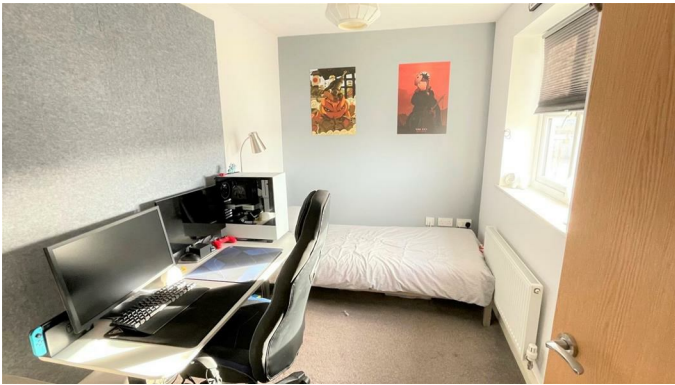
With floor and decorative wall tiling, shower stall with twin shower head including drench shower, pedestal wash hand basin and mixer tap, mirror, shaver point, ladder style towel rail, extractor, close couple w.c., recessed downlighters, upvc double glazed window.

### BEDROOM 2 11'10" x 8'9" (3.62m x 2.68m)



radiator, upvc double glazed window.

### BEDROOM 3 11'10" x 6'11" (3.62m x 2.12m)



radiator, upvc double glazed window.

### 3-PIECE BATHROOM



Comprising panel bath with mixer tap and mains shower over with side screen, wash hand basin with mixer tap, close couple w.c., shaver point, ladder style towel rail, extractor, recessed downlighters to ceiling, decorative floor and wall tiling, upvc double glazed window.

### OUTSIDE

#### FRONT GARDEN

With shrub borders and bark chippings.

#### DOUBLE WIDTH BLOCK PAVED DRIVEWAY

Provides off street parking which leads to:

### GARAGE 16'8" x 8'5" (5.09m x 2.59m)

With automatic up and over door, light and power connected, wall mounted 'Glow Worm' combi boiler, personal door to hall.

### REAR GARDEN



with shrubs, lawned area, paved patio/seating area, outside tap, solar panels for hot water.



### TENURE

The property is held on a Leasehold tenure - 999 year term from 1st January, 2015.

### MAINTENANCE CHARGE

Is for the shared gardens and driveways and is currently approximately £400.00 per annum, renewable every five years.

Ground Rent is £200.00 per annum.

### COUNCIL TAX

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



**Ground Floor**



**First Floor**

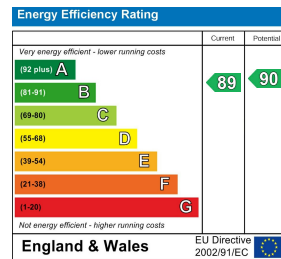
Total floor area 115.0 sq. m. (1,238 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan.

**Area Map**



**Energy Efficiency Graph**



**Directions**

From the A55 Expressway, black cat roundabout, turn onto the A470 continue heading for Llandudno, take the first left into Narrow Lane and first left into Cae'r Llyn, follow the road to Dalar Aur. Continue along heading towards the end of the cul de sac and the property can be found on your right hand side. A172 20/02/23 REV 23/10/23

**We will be pleased to arrange a viewing of this Home**

**01492 875125**

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Llandudno Office Opening Hours - Monday to Friday: 8.30 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

