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No Onward Chain £229,950

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www.bdahomesales.co.uk

THIS IS AN EXTREMELY WELL PRESENTED AND UPDATED LINK DETACHED 2 BEDROOM BUNGALOW WITH VIEWS FROM THE FRONT ELEVATION TO THE HILLSIDE AND WITHIN HALF A MILE OF OLD COLWYN VILLAGE AND EASY ACCESS TO THE A55 EXPRESSWAY.

The accommodation briefly comprises: front door to small hall; door to lounge; kitchen/diner with a range of modern units, built in oven hob, cooker hood, integrated fridge and freezer, principal bedroom; second bedroom with patio doors to rear garden; modern tiled and panelled three piece wet room. The property features gas fired central heating from a combination boiler and upvc double glazed windows. Outside - front garden with two lawns and trees; drive for off road parking leads to an attached single car garage; rear garden with lawn patio area and ramp to the side access door.

The accommodation comprises:

Four steps up to front door.

Partially upvc double glazed front door into:

HALL

LOUNGE 17'5" x 11'7" (5.33m x 3.54m)



Timber fire surround with decorative fire surround and 'Living Flame' gas fire, radiator,



Hillside views to front of property from the lounge.

KITCHEN/DINER 11'6" x 8'3" x 13'6" (3.51m x 2.53m x 4.14m)



Range of wall, base and drawer units in cream with complementary worktops, 1½ bowl stainless steel sink and mixer tap, integral 'Belling' double electric oven, integral 'Belling' gas hob with stainless steel chimney style, extractor fan above, integral under counter fridge, integral under counter freezer, radiator, hillside views to front, door to side of property.



INNER HALLWAY

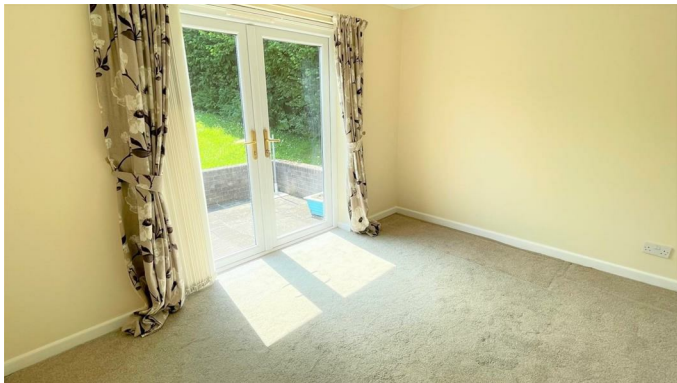
Airing cupboard housing shelving and 'Vaillant' gas central heating boiler.

PRINCIPAL BEDROOM 12'7" x 11'7" (3.84m x 3.54m)



Radiator.

BEDROOM 2 11'8" x 9'0" (3.56m x 2.75m)



Radiator, upvc double glazed doors to rear garden.

MODERN WET ROOM



Vanity unit with w.c. and wash hand basin, mains shower with drench shower head over and hand held shower head, ladder style chrome towel rail, partly tiled, partly boarded, non slip flooring, access to loft hatch.

OUTSIDE



FRONT GARDEN



Two lawned areas with drive and parking area leading to:

SINGLE GARAGE

Up and over door, rear personal door.

SIDE PARKING TO REAR GARDEN

Established trees and shrubs.

REAR GARDEN



Patio seating area, raised brick wall and upper paved area, established trees and shrubs.

Side seating area.

A stream runs alongside the property down to a culvert.

TENURE

The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

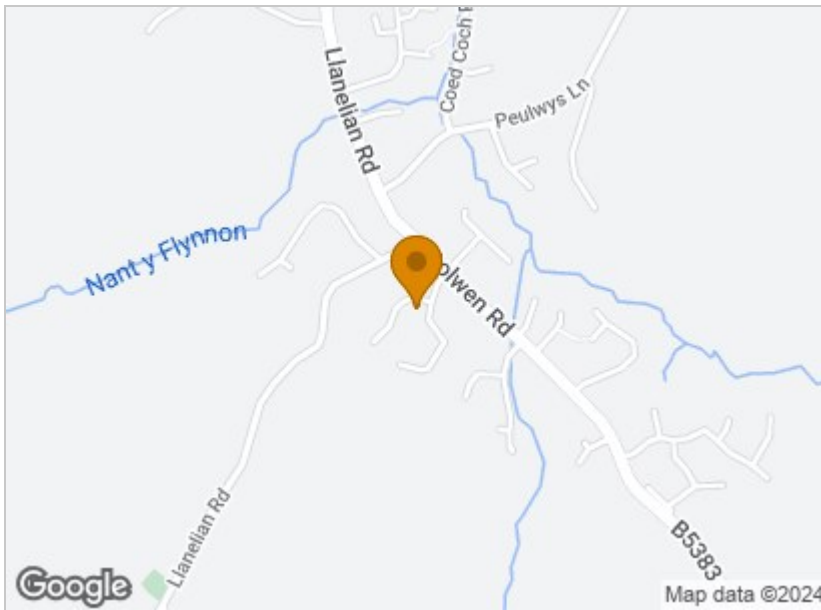
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Ground Floor
Approx. 81.7 sq. metres (879.8 sq. feet)

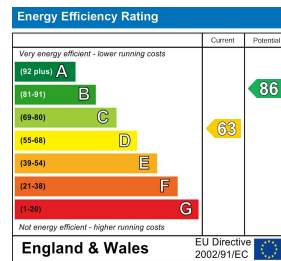


Total area: approx. 81.7 sq. metres (879.8 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From Eirias Park in Colwyn Bay head towards Old Colwyn, at the roundabout take the third exit into Llanellian Road heading for Llanellian and drive for approximately 700 yards, turn right on to Maes Madog, follow the road up for approximately 100 yards and the property is on the right. A251 15/06/23 Rev 17/04/24

We will be pleased to arrange a viewing of this Home

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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.

