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£219,950

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THIS TWO BEDROOM DETACHED BUNGALOW IS SITUATED AT THE TOP OF A CUL DE SAC WITH EASY ACCESS TO THE LINK ROAD LEADING TO THE A55 EXPRESSWAY AND WITHIN ONE MILE OF LLANDUDNO JUNCTION SHOPPING INCLUDING ICELAND, ASDA, TESCO AND LIDL SUPERMARKETS AND THE MAINLINE RAILWAY STATION.

The accommodation briefly comprises:- hall; lounge: kitchen; two bedrooms and a three-piece bathroom. The property features gas fired central heating, double glazed windows. Outside - gardens to front and rear, driveway leads to a pre-fabricated concrete garage.

THIS BUNGALOW IS IN NEED OF UPDATING.

**The Accommodation Comprises:-**

Aluminium double glazed front door and sidelight to:

#### HALL

Coving, radiator, telephone point, boiler room with freestanding 'Marathon' central heating and hot water boiler, electric meter, shelving.

Doorway through to:

**LOUNGE 15'3" x 13'2" (4.66m x 4.03m)**



Fire surround with mantle inset electric coal effect fire, coving, upvc double glazed window looking down the road to the front with distant hillside views.

#### VIEW FROM THE LOUNGE



#### INNER HALL

Telephone point, access to roof space.

**KITCHEN 11'6" x 7'10" (3.53m x 2.39m)**



Fitted range of base, wall and drawer units with round edge worktops, single drainer sink unit, space for fridge, plumbing for washing machine or dishwasher, wall tiling, coving, extractor, radiator, upvc double glazed window to rear, upvc double glazed door to rear garden.



**BEDROOM 1** 14'5" x 9'11" (4.40m x 3.03m)  
Coving, radiator, upvc double glazed window.

**BEDROOM 2** 10'3" x 8'2" maximum (3.14m x 2.5m maximum)



Including airing cupboard with hot water tank, coving, radiator, upvc double glazed window.

### 3-PIECE BATHROOM

Coloured suite comprising panel bath with mixer tap and shower over, pedestal wash hand basin, closed couple w.c., wall tiling, shaver point, radiator, lino flooring, upvc double glazed window.

### OUTSIDE

#### FRONT GARDEN

With shaped lawn, mature flower beds with rose bushes, shrubs, paved seating area, distant hillside views.

#### A LONG DRIVEWAY

Provides off street parking for several cars and leads to:

#### PRE-FAB CONCRETE DETACHED SINGLE CAR GARAGE

With up and over door.

### REAR GARDEN



With lawn, flower beds, shrubs, trees, decorative bark chippings, hard standing for shed, outside tap, side access gate.

### TENURE

The property is held on a FREEHOLD tenure.

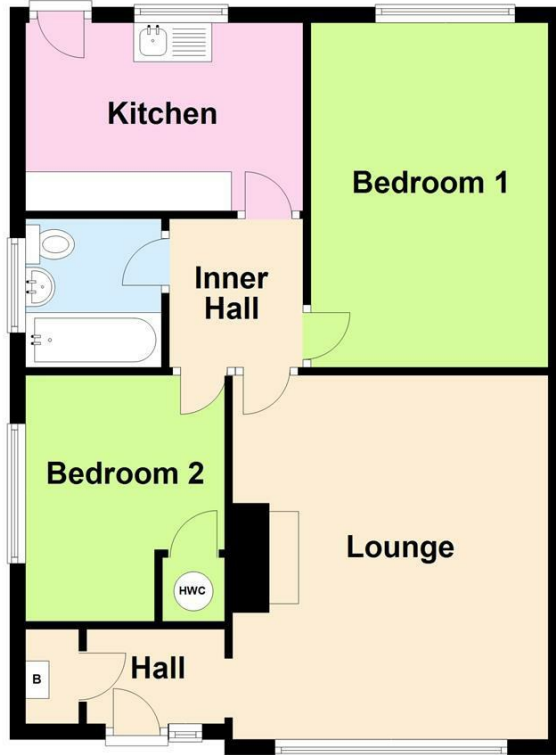
### COUNCIL TAX BAND

COUNCIL TAX BAND Is 'D' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)



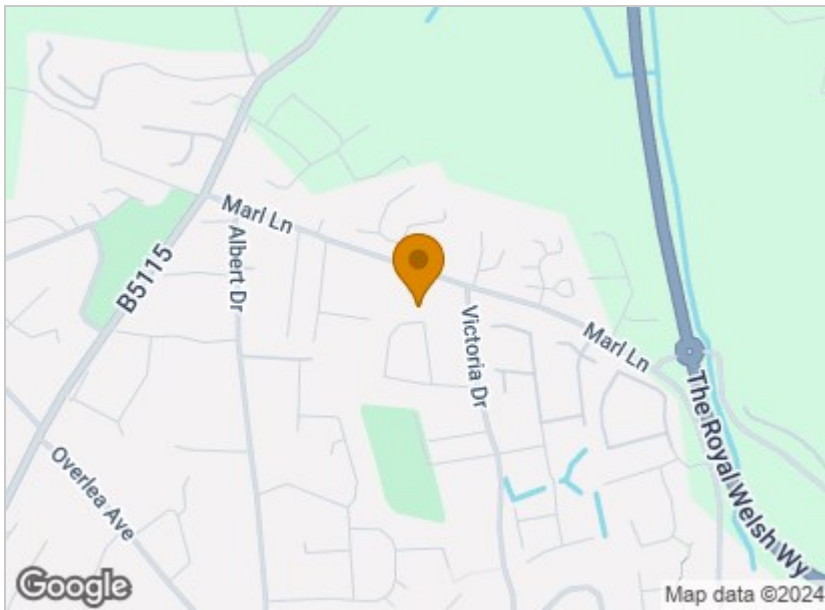
# Ground Floor

Approx. 60.8 sq. metres (654.9 sq. feet)

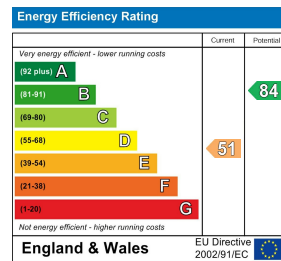


Total area: approx. 60.8 sq. metres (654.9 sq. feet)

## Area Map



## Energy Efficiency Graph



## Directions

From Llandudno Junction Railway Station proceed towards Conwy, through the mini roundabout and take the next turning on the right onto Victoria Drive, proceed for approximately ¼'s of a mile, turn left into Bryn Marl, follow the road around and the property is on the left hand side within 200 yards. A552 31/08/24 REV 05/09/24

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.

