



Pen Fron Ffordd Gogor, Llansannan, Conwy, LL16 5HS

£325,000

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EPC - TBC Council Tax Band - E Tenure - Freehold

SUMMARY

A well presented three bedroomed detached bungalow located in the sought after village of Llansannan. With the neighbouring towns of Denbigh and Abergele offering further everyday amenities, recreational facilities and further schools. Also close access to the A55 which provides links to Chester and Llandudno. The property comprises of living room, second reception room, kitchen/diner, utility room, cloakroom, three bedrooms and bathroom. With the added benefits of oil fired central heating and uVPC double glazed windows. To the outside there are mature gardens to the front with a driveway offering ample off street parking. To the rear there are lawned gardens with open countryside beyond. Viewing is highly recommended. EPC Rating TBC.



Accommodation

uPVC double glazed door with glass panel leads into:

Entrance Porch

Obscure double glazed window to the side, tiled flooring and uPVC double doors lead into:

Hallway

21'6" x 4'10" (6.55m x 1.47m)

A welcoming hallway with loft access hatch, storage cupboard, power points and radiator.

Living Room

18'2" x 13'0" (5.56m x 3.98m)

A fabulous size living room with feature fireplace and log burner on a tiled hearth, power points, radiator and double glazed window looking to the front elevation.

Sitting Room

13'0" x 10'6" (3.97m x 3.22m)

A bright sunny sitting room with radiator, power points and double glazed French doors leading to the rear garden enjoying the countryside views.

Kitchen/Diner

15'11" x 12'0" (4.86m x 3.66m)

Offering a range of oak wall, drawer and base units with work surfaces over, stainless steel sink with bowl and half drainer, integrated appliances including dishwasher, fridge freezer, electric double oven, halogen hob with extractor fan above, inset spotlighting, power points, radiators, tiled flooring and dual aspect double glazed windows to the front and one to the side.

Utility Room

8'11" x 5'10" (2.73m x 1.78m)

With wall units and work surfaces over, Worcester Greenstar Heatslave oil fired boiler, space for fridge freezer, plumbing for washing machine, power points, tiled floor and extractor fan.

W.C

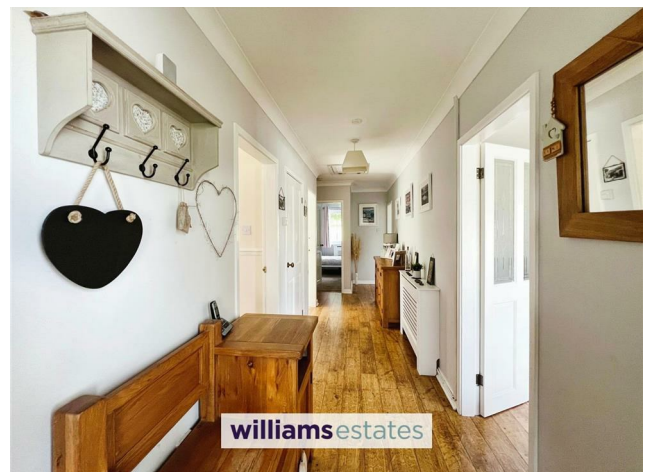
5'8" x 3'2" (1.74m x 0.97m)

Having low flush W.C, wash basin, tiled flooring, part tiled walls, radiator and uPVC obscure double glazed window.

Bedroom One

11'11" x 11'6" (3.64m x 3.53m)

A bright airy bedroom with radiator, power points and uPVC double glazed window looking to the front elevation.





Bedroom Two

13'11" x 8'11" (4.25m x 2.72m)

With power points, radiator, loft access hatch and uPVC double glazed window looking to the rear elevation.

Bedroom Three

10'7" x 7'11" (3.23m x 2.42m)

Power points, radiator and uPVC double glazed window looking to the rear elevation.

Bathroom

11'8" x 6'11" (3.56m x 2.11m)

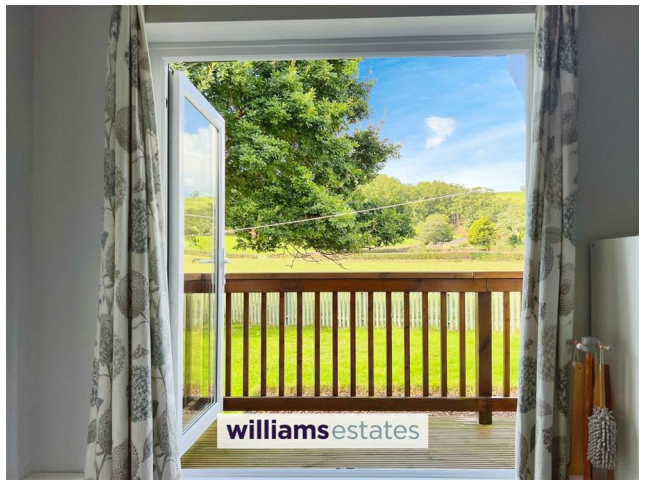
A white suite with low flush W.C, pedestal wash basin, shower enclosure with tiled splash back, panelled bath, heated towel rail, tiled flooring, part tiled walls and uPVC obscure double glazed window.

Outside

The property is approached via a hardwood double gate leading to a good size driveway for ample off road parking. Lawn area to the front and timber gate leads to the rear.

The rear garden is mainly laid to lawn with a raised decking area looking at the countryside views, perfect for Al-Fresco dining.







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Floor Plan

Floor area 113.5 m² (1,222 sq.ft.)

TOTAL: 113.5 m² (1,222 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.