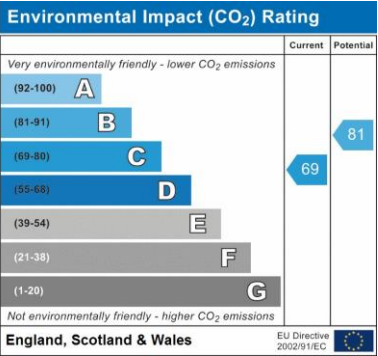
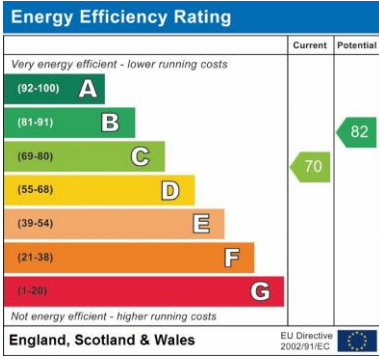


This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



COUNCIL TAX BAND
Tax band E

TENURE
Freehold

LOCAL AUTHORITY
Conwy County Borough Council

DATE:
2nd November 2018

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33 Arfryn, Llanrhos, Llandudno, LL30 1PB

£289,950

- HIGHLY DESIRABLE LOCATION
 - COASTAL VIEWS
- TWO BEDROOMS
 - DETACHED BUNGALOW

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008
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Located in a highly desirable residential area of Llanrhos, is this immaculate two bedroom detached bungalow. It is conveniently located within walking distance of the local shop and regular bus routes. Benefits from an open plan living/ kitchen area to rear enjoying far reaching coastal views. The property can be described as ready to walk into, offering two double bedrooms and two bathrooms. Ample off road driveway parking and an enclosed well established rear garden. Stands within approximately two miles of Llandudno which offers a selection of shops and public services. The A55 expressway can be easily accessed with links to all North Wales coastal towns. This property is ideal for the retirement market.

uPVC double glazed doors into:-

ENTRANCE PORCH

With tiled floor and composite door into:-

ENTRANCE HALL

18' 6" x 6' 10" max (5.65m x 2.09m max) With laminate floor, double panel radiator with cover, under stairs storage cupboard, smoke alarm, consumer unit cupboard and doors leading off.

LOUNGE

14' 11" x 11' 10" (4.55m x 3.62m) With double glazed leaded window to the front and double glazed leaded windows to the side, feature marble fireplace, with marble hearth and inset gas fire fitted, double panel radiator with cover, laminate floor, TV point, telephone point, a range of built in cabinets with display shelving and power points.

KITCHEN/ DINING/ LIVING AREA

24' 1" x 14' 5" max (7.35m x 4.40m max)

KITCHEN AREA

With a comprehensive range of modern wall and base cupboards and drawers with complementing wood block worktop surfaces over, inset stainless steel single drainer sink with mixer taps over, electric double oven with four ring ceramic hob with stainless steel extractor fan, wall mounted 'Glow Worm' central heating boiler, ceramic tiled floor, radiator, integrated dishwasher and power points.

DINING/ LIVING AREA

With two double panel radiators, double glazed windows to the side and rear enjoying far reaching coastal views, carpet, TV point, telephone point, power points and French

doors leading out to the rear garden.

UTILITY ROOM

With space and plumbing for washing machine, radiator and power points.

BEDROOM ONE

15' 3" max x 11' 8" (4.67m max x 3.57m) With double glazed leaded window to the front, double panel radiator, carpet, a range of fitted wardrobes with sliding doors and power points.

EN SUITE

9' 4" x 5' 6" (2.86m x 1.69m) With a three piece suite comprising panelled bath with shower over and privacy screen, pedestal wash hand basin and low level WC, extractor fan, wall mounted chrome heated towel rail, shaver point, fully tiled walls and double glazed obscure glass window to the rear.

LANDING

Stairs to first floor landing with doors leading off and eaves storage cupboard.

BEDROOM TWO

14' 0" x 8' 10" into eaves (4.28m x 2.71m into eaves) With double glazed window to the side enjoying far reaching coastal views, velux window, built in wardrobes, eaves storage cupboards, TV point, carpet and power points.

BATHROOM

9' 4" max x 9' 0" max(2.87m x 2.76m max max) With a three piece suite comprising 'P' shaped panelled bath with shower over and privacy screen, pedestal wash hand basin and low level WC, part tiled walls, shaver point, built in airing cupboard, double panel radiator, velux window and laminate floor.

OUTSIDE

To the front of the property is ample off road driveway parking, there is also a raised bed with a mixture of mature plants, shrubs and bushes. To the rear is a well established enclosed garden which comprises lawn garden, two patio areas, two storage sheds, access to storage space under the property.

DIRECTIONS

From our office turn left on Madoc Street, at the traffic lights turn right onto Trinity Avenue. At the crossroads turn left onto Bryniau Road, proceed over the bridge and take the second exit at the roundabout. Then take the second turning on the left, continue straight ahead. At the cross roads continue straight across and then take second left onto Arfryn. The property can then be found on the left hand side.

SERVICES

Mains gas, electric and drainage are all believed available or connected at the property. Water is by way of a meter. All services and appliances have not been tested by the selling agent.

