

**Y Bwythyn 7 St. Davids Road, Penrhyn Bay
Llandudno LL30 3EL**



£335,000

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A surprisingly spacious DETACHED 2 BEDROOM BUNGALOW providing a much larger interior than what first appears externally. The bungalow occupies a most convenient position, on the level within a short distance of the shops, bus services, chemist and Doctors Surgery. All in well presented order and in large private sunny gardens an internal inspection is highly recommended. From the FRONT PORCH is the HALLWAY LARGE LOUNGE, DINING ROOM, KITCHEN, UTILITY CONSERVATORY, MODERN SHOWER ROOM. The present owner has upgraded and modernised the bungalow including a new roof in 2020, double glazed windows in 2016 and the electrical system rewired in 2015. Tenure Freehold, Council Tax Band E, Awaiting EPC. Ref CB 7943

Front Entrance Porch

Double glazed front door, black and white tiled floor, inner door to

Hallway

Central heating radiator, grey wood grain laminate flooring, double door cupboard

Cloakroom

W.C and wash hand basin

Lounge

16'7" x 15'8" (5.07 x 4.8)

Double glazed bow window, 2 central heating radiators, coved ceilings, marble style fireplace with living flame gas fire

Dining Room

11'1" x 9'10" (3.4 x 3)

Double glazed, grey wood grain laminate flooring, central heating radiator

Kitchen

9'10" x 6'2" (3.02 x 1.9)

Single drainer sink unit, range of base cupboards and drawers, work top surfaces, pn drawers, 2 double glazed windows, built in electric double oven and hob unit, cooker extractor hood and splash back, grey tiled surround

Utility Room

10'9" x 4'11" (3.3 x 1.5)

Double glazed window and back door, plumbing for washing machine, wall cupboards, central heating boiler

Conservatory

10'9" x 9'6" (3.3 x 2.9)

Brick lower walls, windows double glazed access to rear gardens, laminate flooring, central heating radiator

Bedroom 1

13'2" x 11'9" (4.02 x 3.6)

Double glazed, central heating radiator, built in mirror door wardrobe fitment

Bedroom 2

12'9" x 12'5" (3.9 x 3.8)

Central heating radiator, double glazed french doors

Shower Room

9'10" x 5'10" (3 x 1.8)

Double shower cubicle and unit, pedestal wash hand basin, w.c, heated towel radiator, 2 double glazed windows, tiled walls, vanity cupboard, access to boarded loft space

Outside

The gardens are a lovely feature of the bungalow being laid to lawn at the back, flower borders and plants, hedges to ensure privacy, large decking area with balustrading, useful garden shed and summer house, side pathways. Front garden and driveway providing off road parking

AGENTS NOTE

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		59	68
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		63	63
		EU Directive 2002/91/EC	

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