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Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries.

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



36 Bryn Y Bia Road
Craigside
LLandudno
LL30 3AS

Immaculately Presented Five Bedroom Detached Bungalow Situated In A Highly Desirable Location With The Space To Run A Business from Home

Description

Immaculately presented and in the highly desirable location of Bryn Y Bia Road this five bedroom detached bungalow is walking distance to the promenade and beach.

Offering a wealth of space and beautiful views towards the hills of Nant Y Gamar. The accommodation comprises of:- Entrance hallway with storage cupboard, office/5th bedroom, Master bedroom with ensuite shower room and walk in wardrobe, three further double bedrooms, one with fitted wardrobes and a striking modern family bathroom with raised bath, separate walk in shower and underfloor heating. All the bedrooms have shutter blinds.

The contemporary open plan kitchen/diner is at the heart of this home with high gloss units, integrated appliances, large central island, granite worktops, feature wall with double oven and t.v, porcelain floor tiles, underfloor heating and bi-fold doors out onto the paved patio seating area, utility room.

Glazed double doors lead from the kitchen/diner into the spacious lounge with feature fireplace, large conservatory.

The south facing rear garden is enclosed and laid to lawn, fenced & hedged borders with a paved patio seating area which can be accessed from both the kitchen/diner and conservatory and lounge. This is an ideal place for outside dining and entertaining with far reaching hillside views.

Outside to the front the block paved driveway has ample off road parking for up to 5 vehicles, lawn area with well established trees, plants & shrubs. Access to the garage, w.c. and upstairs space. Gates at either side of the property give access to the rear garden.

The space above the garage would give anyone the ideal place and the perfect opportunity to run a business from home.

Throughout the kitchen/diner, lounge and bathroom there are ceiling mounted surround sound speakers which also extend to the outside patio area-great for entertaining.

UPVC double glazing and gas central heating throughout. Viewing is highly recommended to appreciate the open plan layout and location of the accommodation on offer.

- ✓ IMMACULATLY PRESENTED FIVE BEDROOM DETACHED BUNGALOW
- ✓ CONTEMPORARY OPEN PLAN KITCHEN/DINER
- ✓ MASTER BEDROOM WITH WALK IN WARDROBE AND ENSUITE SHOWER ROOM
- ✓ SPACE FOR THE OPPORTUNITY TO RUN A BUSINESS FROM HOME
- ✓ SOUTH FACING ENCLOSED GARDEN WITH FAR REACHING HILLSIDE VIEWS
- ✓ AMPLE OFF ROAD PARKING
- ✓ DETACHED GARAGE
- ✓ SITUATED IN A HIGHLY DESIRABLE LOCATION
- ✓ WALKING DISTANCE TO THE PROMENADE & BEACH



5 Bedroom
Detached
Bungalow

36 Bryn Y Bia Road
Craigside
LLandudno
LL30 3AS

£774,950

Reference Number: RP3790
15/11/24

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future? Please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment. Contact:

tel: 01492 549178
email: rhosonseafletcherpoole.com
m
web: www.fletcherpoole.com





5 Bedroom Detached Bungalow

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Lounge

23'9" x 14'5" (7.24m x 4.39m)

Kitchen/Diner

21'8" x 19'11" (6.59m x 6.08m)

Utility Room

7'1" x 5'10" (2.16m x 1.78m)

Conservatory

12'10" x 12'7" (3.90m x 3.83m)

Master Bedroom

16'8" x 11'7" (5.08m x 3.53m)

Ensuite Shower Room

7'1" x 4'11" (2.15m x 1.50m)

Walk In Wardrobe

11'9" x 6'2" (3.58m x 1.87m)

Bedroom Two

11'8" x 11'6" (3.55m x 3.50m)

Bedroom Three

11'8" x 8'11" (3.55m x 2.70m)

Bedroom Four

12'0" x 7'3" (3.66m x 2.21m)

Bedroom Five/Office

7'2" x 7'1" (2.18m x 2.16m)

Bathroom

14'7" x 6'8" (4.44m x 2.03m)



Garage

24'4" x 11'3" (7.42m x 3.43m)

Upstairs Room

15'10" x 11'0" (4.82m x 3.35m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Location

Bryn Y Bia Road is a short distance from the Promenade and other local amenities. It is conveniently located for the town centre with its Victorian facades and wide range of shops, schools, theatre, train station and Llandudno pier.

Directions

From the Rhos On Sea office turn towards the promenade, turn left onto the Promenade, follow the road to the roundabout, take the 4th exit onto Penrhyn Hill (signposted Llandudno) continue up the hill, turn left onto Bryn Y Bia Road.

Council Tax Band "F" as provided on www.gov.uk

Energy Performance Rating Band C

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