

**Maple Leaf 8 Pennant Court, Llandudno
North Wales LL30 1RX**



Asking Price £249,950

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A deceptively spacious SEMI DETACHED BUNGALOW, extended both at the back of the property and upstairs to provide excellent accommodation for the family, extending to 1162 sq feet.. In a quiet cul-de-sac within a short walk of Llandudno town centre, Retail Park and Railway Station and schools for all ages the well planned accommodation now affords HALL, LOUNGE, EXTENDED DINING ROOM GARDEN LOUNGE, FITTED KITCHEN, 2 BEDROOMS and GROUND FLOOR BATHROOM & SHOWER. From the lounge a staircase leads up to the MASTER SUITE of BEDROOM, DRESSING ROOM and LARGE EN SUITE SHOWER ROOM. Outside is the GARAGE and off road parking for 2/3 cars. The property is Gas Centrally Heated and windows Double Glazed. An internal inspection is recommended to fully appreciate the size and layout. Tenure Freehold, Council Tax Band C. EPC 57D Potential 78C. Ref CB7157

Entrance

Double glazed front door to Hall laminate flooring, cloaks cupboard, coved ceilings, central heating radiator

Lounge

17'7 x 10'9 (5.36m x 3.28m)

Marble style fireplace with living flame gas fire, double glazed window to front aspect, coved ceilings, central heating radiator

Dining Room

10'7 x 10'6 (3.23m x 3.20m)

Double glazed french doors to either side of the room, double glazed window, laminate flooring, coved ceilings, central heating radiator

Fitted Kitchen

11'3 x 8'4 (3.43m x 2.54m)

Range of cream gloss style base cupboards and drawers with beige speckled design work top surfaces, stainless steel sink unit, induction hob unit, 'magic' carousel unit, built in Hoover dishwasher installed December 2025, double glazed window, wall units, stainless steel cooker hood, plumbing for washing machine, built in double oven, upvc cladding to ceilings and inset lighting.

Ground Floor Bedroom 1

13'4 x 10'9 (4.06m x 3.28m)

Double glazed window to rear aspect, laminate flooring, cove ceiling, central heating radiator

Ground Floor Bedroom 2

11'3 x 10'9 (3.43m x 3.28m)

Double glazed window to front aspect, central heating radiator, laminate flooring

Ground Floor Bathroom

7'6 x 6'4 (2.29m x 1.93m)

Panel bath, shower unit and screen, pedestal wash hand basin, w.c, central heating radiators, double glazed window, beige tiled walls

First Floor

Stairway of the Lounge to upstairs Master Suite

Main Bedroom

14'4 x 10'8 (4.37m x 3.25m)

Double glazed window, central heating radiator

En Suite Shower Room

11'6 x 5'4 (3.51m x 1.63m)

Shower unuutt in tiled recess, vanity wash hand basin and cupboards, w.c,heated towel radiator, roof void storage cupboard, tiled walls

En Suite Dressng Room

11'8 x 4'9 (3.56m x 1.45m)

Also being used as an office, fitted wardrobe units with four sliding doors, central heating radiator

The Garage

Driveway off the cul-de-sac with off road parking for 2 cars leading to the SINGLE GARAGE, brick and pebble dashed elevations, up and over door

The Gardens

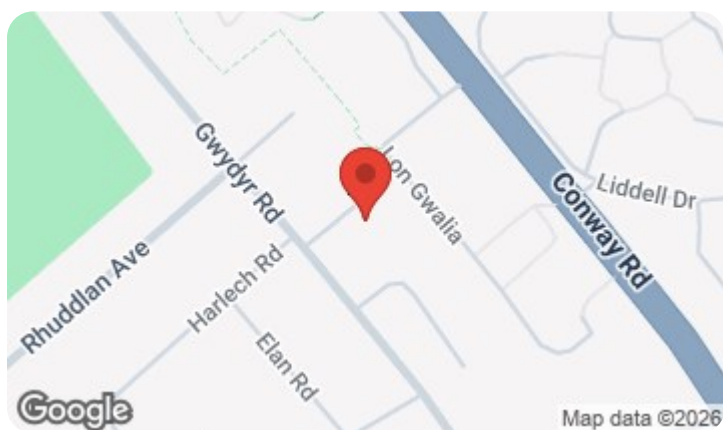
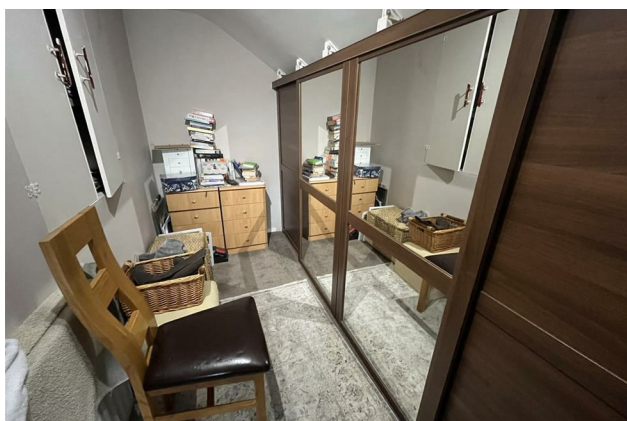
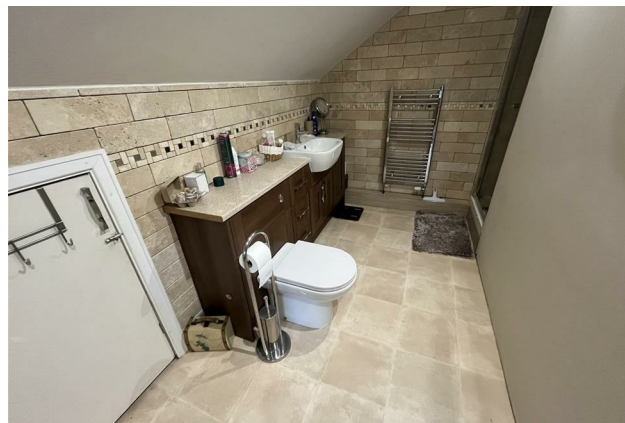
L shaped decking area at the back of the property and front garden with borders

AGENT NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - www.sterlingestates.co.uk These sites could well find a buyer for your own home





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	
57	78
England & Wales	
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	
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