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No Onward Chain £315,000



www.bdahomesales.co.uk

THIS SPACIOUS TWO BEDROOM DETACHED BUNGALOW BUILT c1982 IS SITUATED IN A VERY PLEASANT CUL-DE-SAC IN A SLIGHTLY ELEVATED POSITION WITH LIMITED VIEWS FROM THE REAR ELEVATION TOWARDS PENRHYN SIDE AND THE LITTLE ORME, AND LOCATED CLOSE TO COLEG LLANDRILLO, CO-OP MINI MART AND ST TRILLO'S PARISH CHURCH, APPROXIMATELY 1½ MILES FROM RHOS ON SEA VILLAGE, SHOPS AND PROMENADE.

The accommodation briefly comprises:- front door to small hall; two piece cloakroom with inner door to reception hall; lounge with archway to dining room; kitchen; two double sized bedrooms and a three piece bathroom. The property features gas fired central heating and upvc double glazed windows. Outside – easily maintained gardens to the front and rear; driveway for off road parking for several cars leads to a large garage.

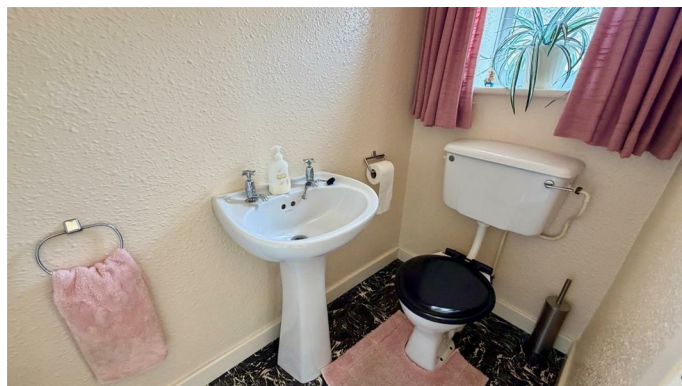
The Accommodation Comprises:

Upvc Double Glazed FRONT DOOR to:-
With double glazed frosted glass side panel.

PORCH

Built-in cupboard housing electric meter/fuse box, radiator.

2-PIECE CLOAKROOM



Upvc double glazed frosted glass window, pedestal wash hand basin, low level w.c.

RECEPTION HALL 13'5" x 11'11" (4.10m x 3.64m)



Coved ceiling, telephone point, radiator, access to loft.

LOUNGE 17'9" x 14'4" (5.43m x 4.39m)



Marble fire surround and hearth with inset gas fire, ceiling light and wall lighting, coved ceiling, T.V. aerial point, two radiators, part glazed inner wall, upvc double glazed sliding doors to front aspect/garden.

Arch opens to:

DINING ROOM 10'11" x 11'4" (3.35m x 3.47m)





Coved ceiling, radiator, upvc double glazed window to rear aspect with limited views towards Penrhynside.

KITCHEN 15'7" x 11'6" (4.75m x 3.51m)



Wall, base and drawer units incorporating round edged worktops and tiled splashback, double drainer inset sink with mixer tap, gas point for cooker, integral washing machine, coved ceiling, built-in storage cupboard, built-in boiler cupboard, 'Vaillant' combi boiler and radiator, upvc double glazed window to rear aspect with limited views towards Penrhynside and upvc double glazed door and five steps down to rear garden.



PRINCIPAL BEDROOM 14'2" x 12'1" (4.32m x 3.70m)



Built-in wardrobes with sliding doors, radiator, upvc double glazed window with front aspect.

BEDROOM 2 14'0" x 11'11" (4.28m x 3.64m)



Coved ceiling, upvc double glazed window overlooking rear garden with limited views towards Penrhynside and 'Little Orme'.

BATHROOM



Panel bath, pedestal wash hand basin, low level w.c., part tiled walls, radiator with shelf over, coved ceiling, upvc double glazed frosted window.

OUTSIDE

FRONT GARDEN

Laid for easy maintenance with flower and plant areas.

DRIVEWAY

Leads to:

LARGE GARAGE 17'10" x 14'8" (5.44m x 4.49m)



Up and over door, light and power, water tap, upvc double glazed window.

REAR GARDEN



Crazy paved patio with fenced boundaries and a wealth of shrub, plant and flower areas.

TENURE

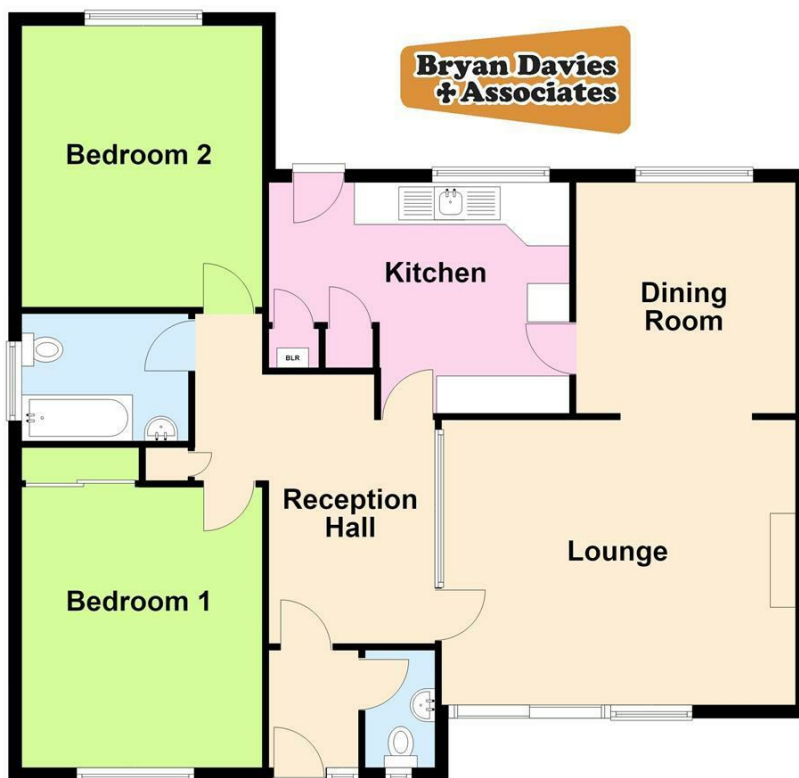
The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

Is 'E' obtained from www.conwy.gov.uk

Ground Floor

Approx. 107.5 sq. metres (1157.4 sq. feet)

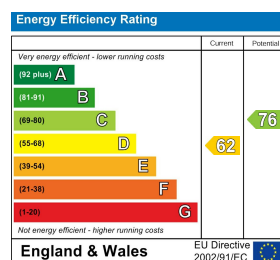


Total area: approx. 107.5 sq. metres (1157.4 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed onto the promenade turning right heading for Rhos on Sea, passing Bodafon Fields on the right, continue over the Little Orme, down the hill to the roundabout take 2nd exit onto Llandudno Road, proceed along this road and opposite Coleg Llandrillo on the left, turn right into Dinerth Hall Road, 1st left into Dinerth Avenue, 1st right into Dinerth Close, the property is on the right hand side. A835 18/07/26

We will be pleased to arrange a viewing of this Home

01492 875125

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Llandudno Office Opening Hours - Monday to Friday: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

