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11 Drake Close, Penrhyn Bay, Llandudno, Conwy, LL30 3PB









No Onward Chain £285,000

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THIS GOOD SIZED THREE BEDROOM LINK DETACHED BUNGALOW WHICH HAS BEEN RE-CARPETED AND RE-DECORATED THROUGHOUT IS SITUATED AT THE END OF A CUL DE SAC ON THIS POPULAR DEVELOPMENT and within easy access of village shops, Co-op, bus services, family practitioners centre, chemist, restaurants, secondary and primary school and within an easy walking distance of the foreshore in Penrhyn Bay. The accommodation briefly comprises:- porch; hall; lounge; kitchen/breakfast room with built in oven and hob; three bedrooms and a three piece wet room. The property features gas fired central heating and upvc double glazed windows. Outside - gardens to the front and rear and drive for off road parking leads to a single car garage with automatic roller door.

The Accommodation Comprises:-

SIDE ASPECT UPVC DOUBLE GLAZED DOOR
And sidelight to:-

PORCH

Tiled steps up to glazed FRONT DOOR lead to:-

HALL
Cloaks cupboard with electric meter, double airing cupboard with slatted shelving housing wall mounted 'Vaillant' combination central heating and hot water boiler, access to roof space, radiator.

LOUNGE 16'1" x 12'10" (4.91m x 3.92m)



Alabaster fire surround with display mantle, marble back and hearth, coving, tv point, telephone point, upvc double glazed window, double radiator.



KITCHEN 11'10" x 9'10" (3.62m x 3.00m)



Fitted grey fronted base, wall and drawer units with round edged work tops, inset electric oven, 4 ring gas hob, stainless steel splashback and uprights, inset single drainer sink unit and mixer tap, space for fridge, tile effect flooring, upvc double glazed window and double glazed door to rear garden, double radiator.

BEDROOM 1 12'9" x 9'10" (3.90m x 3.00m)



Coving, upvc double glazed window to front, double radiator.

BEDROOM 2 11'11" x 9'10" (3.65m x 3.00m)



Upvc double glazed window to rear, double radiator.

BEDROOM 3 11'10" x 5'11" (3.63m x 1.81m)



Upvc double glazed window to rear, double radiator.

TILED 3-PIECE WET ROOM



Shower area with 'Mira Sport' electric shower, pedestal wash hand basin, close coupled wc, non slip flooring, upvc double glazed window, double radiator.

OUTSIDE

FRONT GARDEN



With lawn and pathways, driveway, parking for several cars leads to:-

ATTACHED SINGLE CAR GARAGE 22'2" x 9'0" (6.78m x 2.76m)

With automatic up and over door, plumbing for washing machine, light, power and water connected, side personal door to rear garden.

REAR GARDEN



With lawn, shrubs, flower beds, potting shed and patio.

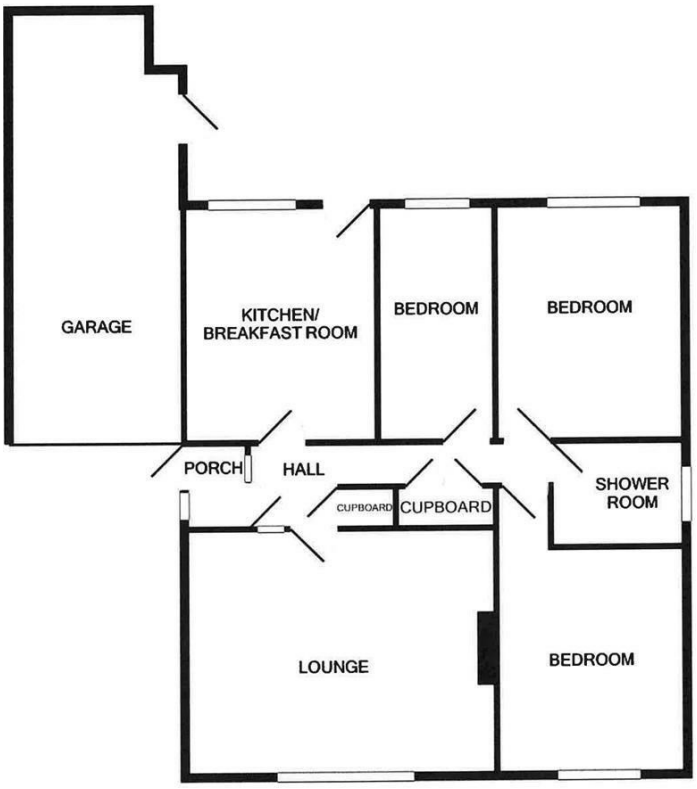


TENURE

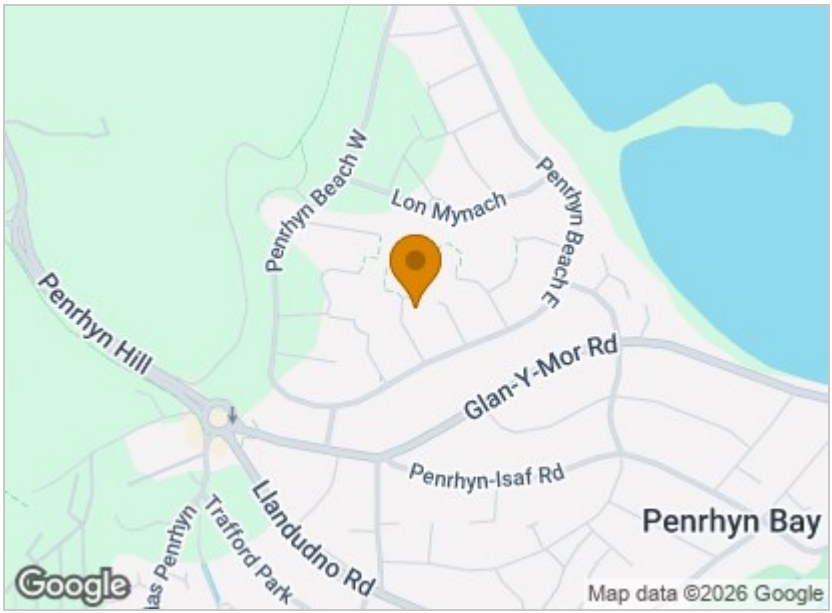
The property is held on a FREEHOLD tenure.

COUNCIL TAX

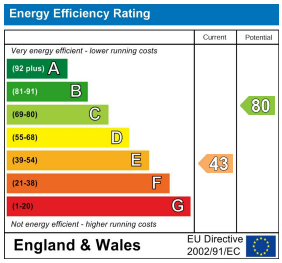
Is 'D' as obtained from www.conwy.gov.uk



Area Map



Energy Efficiency Graph



Directions

From our Llandudno office, proceed onto the promenade turning right heading towards Penrhyn Bay passing Bodafon Fields on the right, continue up the hill, then down the hill towards Penrhyn Bay, and at the roundabout take the 1st left into Glan y Mor Rd, then left into Beach Drive, turn 1st right onto Penrhyn Beach East, 2nd left into Drake Close and the property is on the right hand side at the end of the cul de sac. Ref A941 17/07/26 Rev 23/11/26

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: llandudno@bdahomesales.co.uk

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.

For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.