

**Bryan Davies
+ Associates**

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AUCTIONEERS
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£210,000



www.bdahomesales.co.uk

THIS TWO BEDROOM DETACHED BUNGALOW IS IN NEED OF SOME UPDATING SITUATED AT THE END OF A CUL DE SAC AND WITHIN A MILE OF LLANDUDNO JUNCTION SHOPPING FACILITIES INCLUDING TESCO, LIDL, ASDA, ICELAND, MAINLINE RAILWAY STATION, CINEWORLD, FIT CONWY AND EASY ACCESS TO THE LINK ROAD LEADING TO THE A55 EXPRESSWAY. The accommodation comprises; porch; hall; lounge; kitchen/diner; small conservatory; two double bedrooms; bathroom with over bath shower and separate wc. The property features gas fired central heating from a combination boiler and upvc double glazed windows as specified. Outside - front garden with lawn, shrubs and rose bushes, drive for off road parking for 2-3 cars leads to a pre fabricated concrete garage and easily maintained paved rear garden.

N.B OWNED BY EMPLOYEE OF BRYAN DAVIES AND ASSOCIATES

The accommodation comprises:-

SIDE ASPECT UPVC DOUBLE GLAZED DOOR TO:-

PORCH

Meter cupboard, display shelf, inner glazed door and sidelight to:-

HALL

Telephone point, cupboard housing 'Ideal Logic' combination boiler serving heating and hot water, coving, radiator. Access to roof space.

DUAL ASPECT LOUNGE 15'3" x 11'11" (4.66m x 3.65m)



Fire surround with electric fire, upvc double glazed bow window to front with display sill, double radiator.



DUAL ASPECT KITCHEN/ DINER 12'2" x 9'9" (3.73m x 2.99m)



Fitted range of cream fronted base, wall and drawer units with round edge work tops, inset single drainer sink unit and mixer tap, space for cooker, display shelving, wall tiling, double radiator, double glazed side window. Door to:-

CONSERVATORY 9'0" x 7'0" (2.76m x 2.15m)



Upvc double glazed with tiled floor, opening lights and double opening doors to rear garden.

BEDROOM 1 12'1" x 9'0" (3.69m x 2.76m)



Plus built in triple wardrobe with sliding doors, hanging rail and shelving, upvc double glazed window to rear, radiator.



BEDROOM 2 12'2" x 8'10" (3.71m x 2.71m)



Coving, upvc double glazed window to front, radiator.

TILED 2 PIECE BATHROOM



White suite with tiled bath and 'Triton' electric shower over, vanity wash hand basin, upvc double glazed window, radiator.

SEPARATE LOW FLUSH WC

Wall tiling, upvc double glazed window.

FRONT GARDEN

With lawn, flower beds and shrubs. Driveway to front provides off street parking. Leads to:-

GARAGE

Pre fabricated concrete single car garage with up and over door and side door to garden.

REAR GARDEN



With paved patio seating area, raised flower beds and shrubs.

TENURE

The property is held on a FREEHOLD tenure.

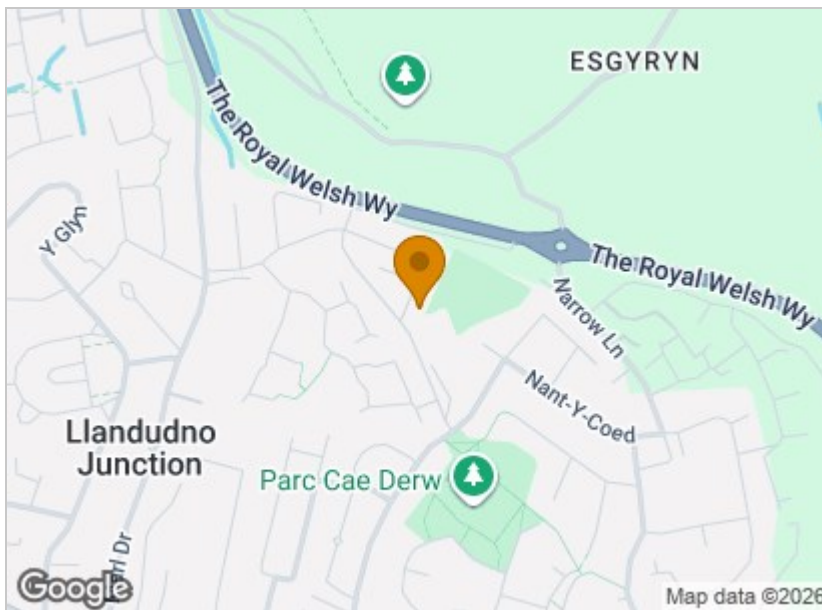
COUNCIL TAX

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

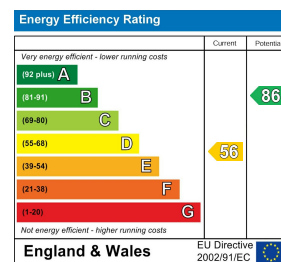


This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Area Map



Energy Efficiency Graph



Directions

From Llandudno junction railway station proceed towards Glan Conwy take the second turning on the left into Marl Drive, proceed approx third of a mile, take the road on the right into Nant Y Glyn, follow the road up to the very end and the property can be found on the left hand side. Ref A920 11/06/26

We will be pleased to arrange a viewing of this Home

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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.

