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## Greenhills Aber Place, Llandudno, Conwy, LL30 3AR



**£495,000**



[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)

THIS IS AN ABSOLUTELY GORGEOUS UPDATED 3 BEDROOM DETACHED CHALET BUNGALOW IN A SLIGHTLY ELEVATED POSITION IN THE POPULAR CRAIGSIDE AREA WITH A PANORAMIC VIEW OF THE GREAT ORME AND WITHIN 400 YARDS OF THE FORESHORE, 1 MILE OF PENRHYN BAY SHOPPING AND 1½ MILES OF LLANDUDNO TOWN CENTRE. The property briefly comprises:- front door to sunroom; lounge; recently re-fitted kitchen/breakfast room with built in appliances; two double sized ground floor bedrooms and a 3 piece shower room; first floor landing opens to a double aspect living room with panoramic views; third double sized bedroom and en-suite 3 piece shower room. The property features gas fired central heating and upvc double glazed windows. Outside landscaped gardens to the front and rear and drive for off road parking leads to a single car garage. The property is held on a Leasehold tenure over 999 year term from 1959.

INTERNAL INSPECTION OF THIS INCREDIBLE PROPERTY IS HIGHLY RECOMMENDED

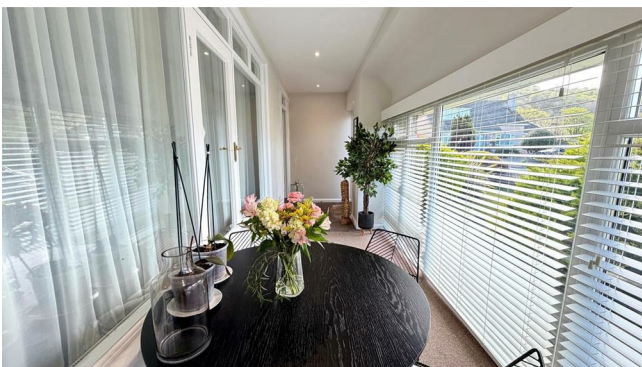
The accommodation comprises:-

Double glazed front door and sidelights to:-

SUNROOM 22'0" x 6'0" max (6.73m x 1.83m max)



Full length upvc double glazed windows, recessed downlighters to ceiling, door through to sitting room, glazed front door and sidelights to:-



#### HALL

Laminate wood effect flooring, double radiator, cloaks cupboard with power point.

SITTING ROOM 17'8" x 12'5" (5.39m x 3.79m)



Dual aspect with double glazed window, coving, inglenook fireplace with wood burning stove and tiled hearth, display shelving for tv etc and storage cupboards below, double radiator, door through to:-



KITCHEN/ DINING ROOM 17'6" x 10'4" (5.35m x 3.17m)



Fitted range of grey fronted base, wall and drawer units with quartz worktops and splashbacks and matching breakfast bar, inset single drainer sink unit and mixer tap, integrated 'Caple' electric oven, 4 ring 'CDA' induction hob and cooker hood over, built in 'Bosch' dishwasher and 'Haier' washing machine, recess for American style fridge/freezer; vertical style radiator; recessed downlighters to ceiling; wood effect flooring; upvc double glazed window to rear; upvc sliding patio door to rear garden.



**GROUND FLOOR BEDROOM 1 12'10" x 12'10" (3.93m x 3.93m)**



Including fitted triple wardrobe with sliding doors, hanging rails and shelving, built in storage cupboard, coving, telephone point, upvc double glazed window to front, double radiator.



**GROUND FLOOR BEDROOM 2 12'10" x 9'11" (3.93m x 3.04m)**

Built in storage cupboard, coving, upvc double glazed sliding patio door to rear garden, double radiator.



**GROUND FLOOR 3 PIECE SHOWER ROOM**



Extra large shower base with twin shower heads and digital mixer, vanity wash hand basin and mixer tap, close coupled wc, wall tiling, fitted cabinets and drawers, ladder style towel rail, 2 upvc double glazed windows with deep display sills, wood effect flooring, recessed downlighters.

A staircase from the entrance hall leads to:-

**FIRST FLOOR OPEN PLAN LANDING/LIVING ROOM**

**DUAL ASPECT LIVING ROOM 17'3" x 12'7" (5.27m x 3.85m)**



With white aluminium double glazed sliding doors to Juliet balcony with distant hillside views. Built in triple cupboards with power and shelving, vertical radiator.



**VIEW FROM LIVING ROOM**



**BEDROOM 3 14'10" x 11'10" (4.54m x 3.62m)**



Side aspect upvc double glazed window, built in double wardrobe with mirror fronted sliding doors and hanging rails, access into eaves storage area.



**3 PIECE EN-SUITE SHOWER ROOM**



With double shower stall, mixer tap and twin shower heads, close coupled wc, vanity wash hand basin, mirror with display light, extractor, ladder style towel rail, wood effect flooring, 'Velux' double glazed skylight window, sparkle wall panelling.

### **OUTSIDE**

#### **WALLED FRONT GARDENS**

With lawned gardens, mature shrubs and trees. Driveway to front provides off street parking and leads to:-

#### **GARAGE 18'8" x 8'3" (5.69m x 2.52m)**

Up and over door, rear personal door, upvc double glazed window, loft access, plumbing for washing machine, 'Ideal logic' combination boiler, sink, light and power connected.

## REAR GARDEN



Landscaped rear garden with raised decked seating area, lawns, arbours, paved patio seating areas, decorative chippings, timber storage room.

Side access to both sides.



## PATIO AREA



## TENURE

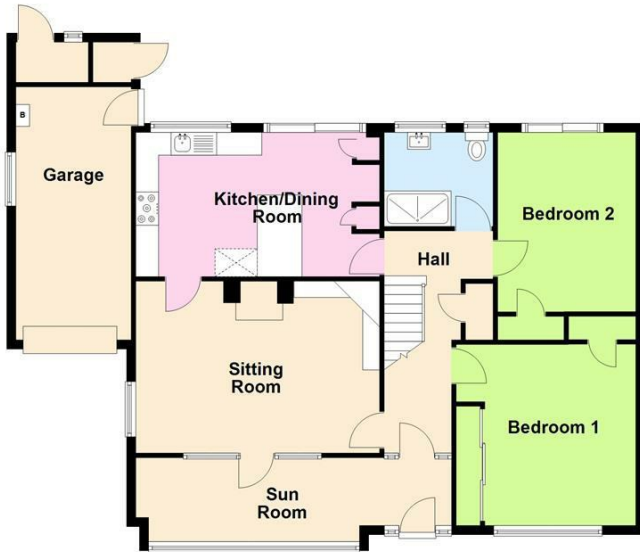
The property is held on a 'LEASEHOLD' tenure of 999 years from 1959.

## COUNCIL TAX

Is 'F' as obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

## AWAIT EPC

**Ground Floor**  
Approx. 113.5 sq. metres (1221.5 sq. feet)



**First Floor**  
Approx. 51.1 sq. metres (550.5 sq. feet)



Total area: approx. 164.6 sq. metres (1772.0 sq. feet)

**Area Map**



**Energy Efficiency Graph**

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Directions**

From our Llandudno Office proceed to the Promenade, turn right heading for Penrhyn Bay, immediately after Bodafon Fields turn right into Ffynnon Sadwrn Lane at the top of the road turn left and immediately right into Aber Place and the property is on the left. Ref A888 17/04/26

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.

