

**Bryan Davies
+ Associates**

**4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125**

**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

12 Bron Vardre Avenue, Deganwy, Conwy, LL31 9UU



No Onward Chain £279,950



www.bdahomesales.co.uk

THIS LOVELY THREE BEDROOM SEMI DETACHED FAMILY SIZED HOME is situated opposite the Bowling Green and within 500 yards of the new Co-op Mini Market, Castle View Public House/Restaurant and close to Deganwy Primary School, less than a mile of the Historic Town of Conwy and the Llandudno Junction shops including Tesco, Iceland, Lidl, Asda Supermarket and Mainline Railway Station. The accommodation briefly comprises:- porch; hall; lounge with bay window; separate dining room; extended kitchen/breakfast room; first floor landing; three bedrooms; two piece bathroom with overbath shower; separate w.c. The property features gas fired central heating from a modern combination boiler, upvc double glazed windows. Outside - gardens to the front and rear. Drive for off road parking leads to single car prefabricated concrete garage.

The Accommodation Comprises:-

Upvc double opening DOORS to:-

PORCH

Decorative tiled floor.

Glazed FRONT DOOR

And sidelights to:-

HALL

Telephone point, picture rails, double radiator, understairs storage cupboard housing wall mounted gas fired 'Ideal' combination central heating and hot water boiler, gas and electric meter, storage shelving light.

LOUNGE 12'4" x 12'1" (3.77m x 3.69m)



Plus upvc double glazed bay window to the front, tiled fireplace and hearth, open fire, coving, double radiator.



DINING ROOM 12'5" x 9'1" (3.79m x 2.78m)



2 built-in double cupboards to recess for storage and built-in display shelving, fire recess, picture rails, double radiator, double opening glazed doors to:-

DOUBLE ASPECT OPEN PLAN L-SHAPED

KITCHEN/BREAKFAST 19'0" x 18'4" - maximum overall
(5.81m x 5.60m - maximum overall)



Fitted range of Cream fronted base, wall and drawer units with round edge worktops incorporating 1½ bowl sink unit with mixer taps, integrated electric 'Beko' oven and 4 ring ceramic hob with stainless steel canopy over, plumbing for a washing machine and space for dryer, coving, recessed downlighters to ceiling, wall tiling, tile effect flooring, 2 double radiators, upvc double glazed sliding patio door to the rear garden.



BREAKFAST AREA



A staircase from the Entrance Hall leads to:-

FIRST FLOOR LANDING

Access to roof space, upvc double glazed window.

BEDROOM 1 12'4" x 10'6" (3.78m x 3.21m)



Plus upvc double glazed bay window to the front

overlooking bowling green, decorative fireplace, picture rails, radiator.

VIEW FROM BEDROOM 1



BEDROOM 2 12'5" x 10'4" (3.79m x 3.17m)



Decorative fireplace, picture rails, upvc double glazed window to the rear, radiator.

VIEW FROM BEDROOM 2



BEDROOM 3 7'9" x 7'8" (2.38m x 2.36m)



Picture rails, upvc double glazed window to the front, radiator. Overlooking the bowling green.

2-PIECE BATHROOM



White suite comprising panel bath with mixer tap and shower attachment, side screen, pedestal wash hand basin, ladder style towel rail, tiled effect flooring, upvc double glazed window to the rear.

SEPARATE CLOSE COUPLED W.C

Tile effect flooring, upvc double glazed window.

OUTSIDE

FRONT GARDEN

With lawn, shrub borders and decorative chippings. Tarmacadam driveway provides off street parking leads to:-

DETACHED SINGLE CAR GARAGE

(not easily accessible for a car) with up and over door.

ENCLOSED REAR GARDEN



With lawn, shrubs, trees, timber garden shed, external power point.



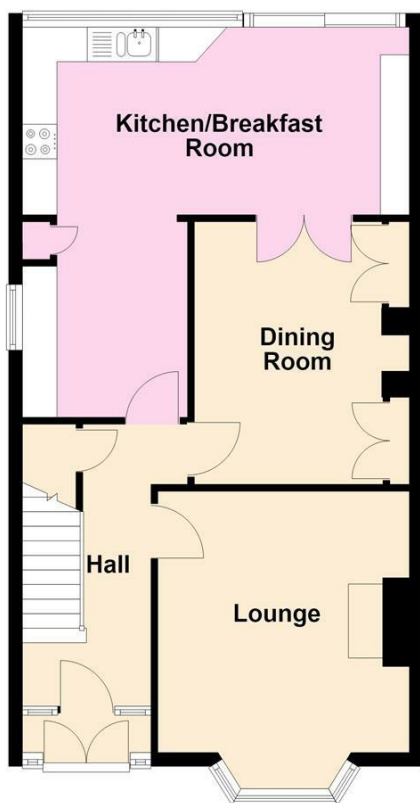
TENURE - FREEHOLD

COUNCIL TAX BAND

Is 'D' obtained via www.conwy.gov.uk

Ground Floor

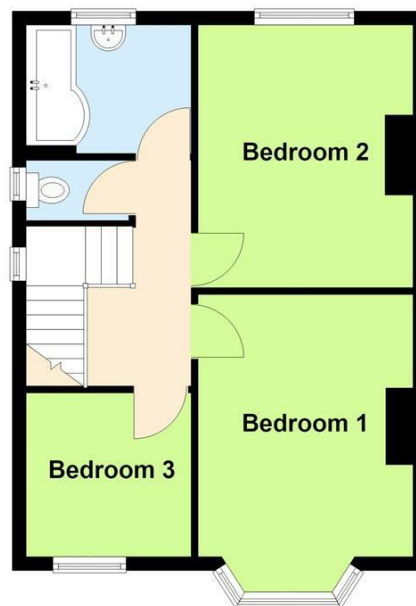
Approx. 59.6 sq. metres (641.9 sq. feet)



**Bryan Davies
& Associates**

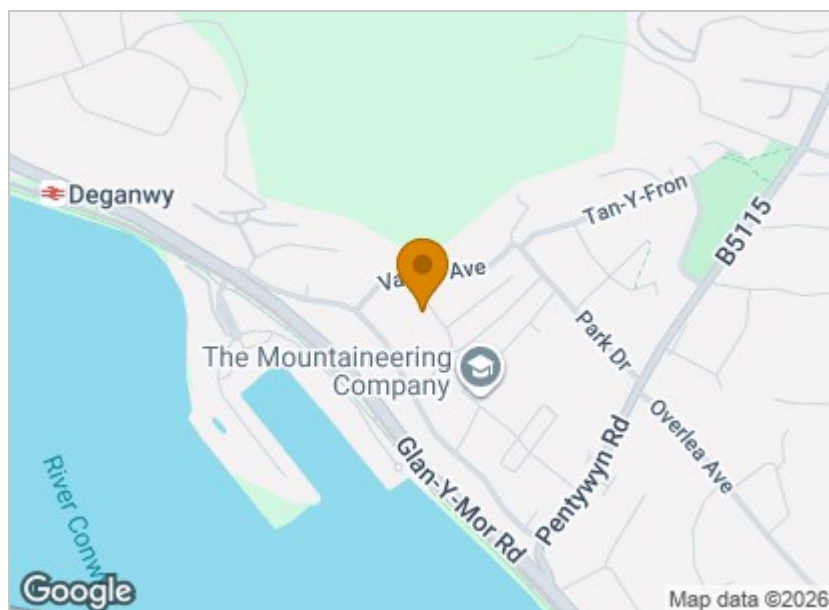
First Floor

Approx. 43.9 sq. metres (472.7 sq. feet)

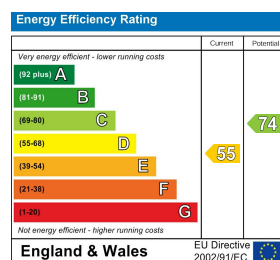


Total area: approx. 103.5 sq. metres (1114.6 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From the Mooring Apartments (previously the Deganwy Castle Hotel) proceed towards Conwy, take the first turning on the left at the traffic lights onto Ty-Mawr Road, second left onto Vardre Avenue, turn right onto Bron Vardre Avenue and the property is on the right hand side within 60 yards. REF: A928 24/06/26 Rev 30/06/26

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.

