

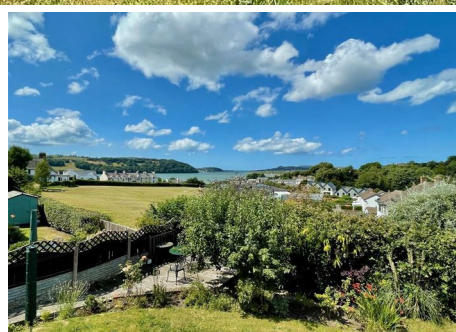
**Bryan Davies
+ Associates**

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

**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

4 Tan Y Maes, Glan Conwy, Colwyn Bay, Conwy, LL28 5LQ



£300,000



www.bdahomesales.co.uk

THIS LOVELY SPACIOUS THREE BEDROOM DETACHED BUNGALOW SITS IN A SLIGHTLY ELEVATED POSITION WITH PANORAMIC VIEWS FROM THE REAR ELEVATION TO THE CONWY ESTUARY AND OVER TOWARDS DEGANWY AND THE GREAT ORME, CLOSE TO THE LOCAL SHOP AND APPROXIMATELY TWO MILES TO LLANDUDNO JUNCTION SHOPPING INCLUDING TESCO, ICELAND, ASDA AND LIDL SUPERMARKETS AND MAINLINE RAILWAY STATION.

The accommodation briefly comprises:- porch; hall; two piece cloakroom; lounge with door to conservatory; kitchen/breakfast room and utility area with rear porch; three bedrooms and a three piece shower room. There is a sitting room off bedroom 3 which was originally the garage. The property features gas fired central heating from a modern combination boiler and upvc double glazed windows. Outside - front garden with lawn, flower beds and shrubs; driveway for off road parking; good sized rear garden with lawn, flower beds and shrubs, decked area and a purpose built garden tool store.

The accommodation comprises:

Double glazed front door to:

PORCH

Tile effect flooring, upvc double glazed windows with display shelf.

Inner door and side light to:

HALL

Wood effect flooring, coving, access to roof space, radiator.

2-PIECE CLOAKROOM



Comprising low flush close couple w.c., pedestal wash hand basin, wall tiling, radiator, wood effect flooring, upvc double glazed window.

LOUNGE 11'6" x 15'3" (3.52m x 4.65m)



Fire surround with display mantle, inset coal effect electric fire, two wall light points, double radiator, upvc double glazed windows with open panoramic views.



Sliding door to:

CONSERVATORY 11'10" x 8'3" (3.61m x 2.52m)



Display shelving, double radiator, triple aspect windows with panoramic views, side access door and double opening doors to:

OPEN PLAN KITCHEN/DINING ROOM 15'6" x 15'8" (4.74m x 4.8m)

KITCHEN AREA



With beech effect fronted base, window and drawer units with round edged mottled effect worktops, inset 1½ bowl sink unit and mixer taps, space for cooker, integrated fridge/freezer, coving, radiator, tile effect flooring, upvc double glazed window to front.

DOUBLE ASPECT DINING AREA



Tile effect flooring, open views.

UTILITY AREA (off Kitchen)

With built-in storage units, round edged worktops, plumbing for dishwasher and washing machine, 'Worcester' combi central heating and hot water boiler, floor tiling, access door to side porch.

SIDE PORCH

With tile effect flooring, upvc double glazed window and upvc double glazed access door to garden.

INNER HALL

With built-in storage cupboard with shelving.

BEDROOM 1 9'4" x 13'3" (2.85m x 4.06m)



Fitted triple wardrobe, coving, radiator, upvc double glazed window with views.

VIEW FROM BEDROOM 1



BEDROOM 2 11'2" x 13'2" (3.42m x 4.02m)



Fitted double wardrobe with mirror fronted sliding doors, double radiator, upvc double glazed window.

BEDROOM 3 7'2" x 8'5" (2.20m x 2.59m)

Wood effect flooring, double radiator, upvc double glazed window and views to the rear. Opening to:-

SITTING ROOM EN-SUITE TO 3RD BEDROOM 13'3" x 9'1" (4.05m x 2.77m)



Double radiator, wood effect flooring, upvc double glazed window (originally the garage).

3-PIECE SHOWER ROOM



Comprising corner shower stall with electric 'Mira' shower, pedestal wash hand basin, low flush w.c., ladder style towel rail, wall tiling, speckled flooring, radiator, upvc double glazed window.

OUTSIDE



FRONT GARDEN

With shaped lawn, shrubs and flower beds.

DOUBLE WIDTH DRIVEWAY

Provides off street parking for two cars and leads to storage area (was part of the garage).

REAR GARDEN



With lawns, flower beds, shrubs, decked area, useful garden tool store.



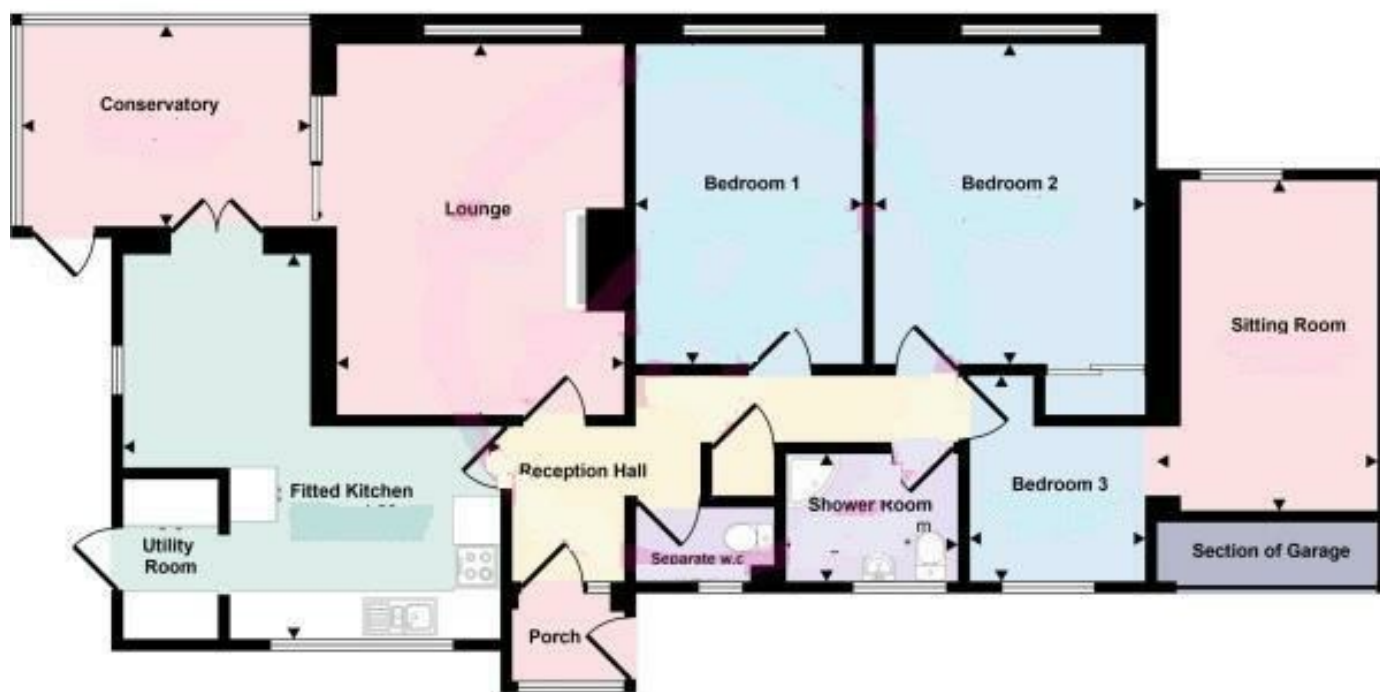
TENURE

The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

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

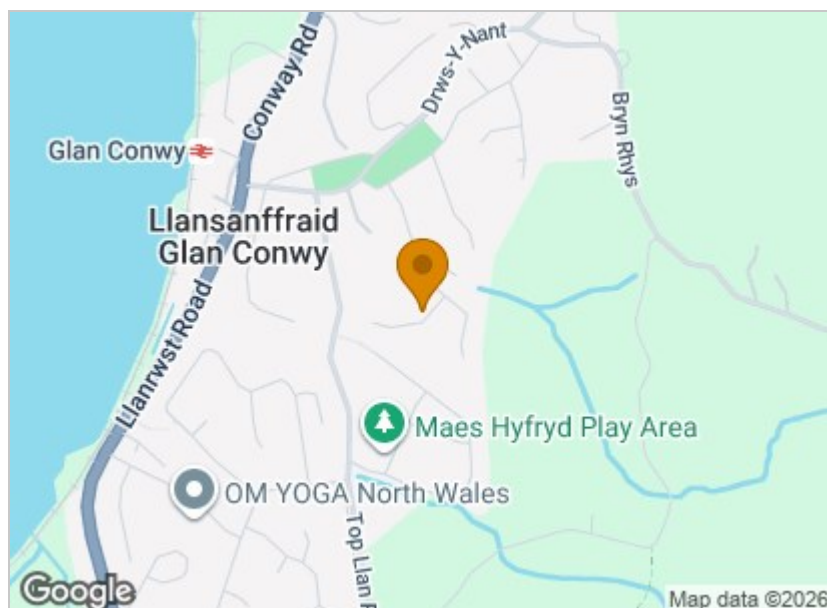
Approx Gross Internal Area
111 sq m / 1195 sq ft



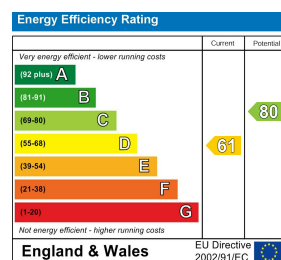
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



Directions

From Glan Conwy Corner, follow the signs for Glan Conwy, passing Snowdonia Nurseries on the right hand side, proceed approximately 300 yards, turn left onto Church Street, follow the road round into Drws y Nant, turn right into Parc Derwen, right again into Nant Y Efail, 1st right into Tan y Maes and the property is on the right hand side. A750 24/07/25 Rev 15/04/26

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.

