

**Bryan Davies  
+ Associates**

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

**AUCTIONEERS  
●  
ESTATE AGENTS**

email: [llandudno@bdahomesales.co.uk](mailto:llandudno@bdahomesales.co.uk)

## 54 Penrhyn Beach West, Penrhyn Bay, Llandudno, Conwy, LL30 3RA



**No Onward Chain £339,950**

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



THIS IS A LOVELY THREE BEDROOM DETACHED BUNGALOW ON THIS EXTREMELY POPULAR DEVELOPMENT close to Penrhyn Bay and within easy access of village shops, Co-Op, bus services, family practitioners centre and chemist, restaurants, secondary and primary school and within an easy walking distance of the foreshore in Penrhyn Bay. The accommodation briefly comprises:- porch; hall; L-shaped lounge/dining room; kitchen with door to conservatory; principal bedroom with built-in wardrobes; double sized second bedroom; third bedroom/study; 2-piece bathroom with overbath shower and separate w.c. The property features gas fired central heating from a combination boiler, upvc double glazed windows. Outside - large corner plot garden at the front, landscaped with decorative chippings and shrubs. Drive for off road parking for several cars leads to a single car garage. Courtyard style rear garden with shrubs, decorative chippings and decked area.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED

The Accommodation Comprises:-

Upvc Double Glazed FRONT DOOR to:-

#### PORCH

Upvc double glazed windows, tiled effect flooring, aluminium double glazed door to:-

#### HALL

Laminate flooring, access to roof space, cloaks cupboard with electric meter, hanging rail and light, second storage/linen cupboard with shelving and power.

L-SHAPED LOUNGE/DINING ROOM 19'3" x 15'9" - maximum overall (5.88m x 4.81m - maximum overall)



Fire surround with marble back and hearth, electric coal effect fire, coving, t.v point, double aspect upvc double glazed windows to front and side, 2 double radiators.



KITCHEN 11'7" x 8'0" (3.55m x 2.45m )



Fitted base, wall, drawer and corner display units with under unit lighting, inset single drainer sink unit and mixer tap, space for cooker, plumbing for a washing machine, space for fridge and freezer, plumbing for a dishwasher, wall tiling, laminate flooring, radiator, upvc double glazed window and upvc double glazed door to:-





CONSERVATORY 20'6" x 7'6" (6.27m x 2.30m )



With opening light, wall lights, upvc double glazed windows and opening door to garden, t.v and power points, laminate flooring, double radiator.



BEDROOM 1 13'3" x 10'4" (4.05m x 3.16m)



Including fitted single and triple mirror fronted wardrobes, top cupboards and bedside units, coving, radiator, upvc double glazed window to the front.

BEDROOM 2 11'5" x 10'4" (3.49m x 3.16m )



Coving, upvc double glazed window to the rear, radiator.

BEDROOM 3 9'2" x 8'3" (2.81m x 2.54m)



Upvc double glazed window to the front, radiator.

2-PIECE BATHROOM



Coloured suite with mains shower over, folding side screen, pedestal wash hand basin, wall tiling, shaver point, tile effect flooring, linen cupboard with shelving housing wall mounted 'Baxi' combination central heating and hot water boiler, upvc double glazed window, radiator.

SEPARATE CLOSE COUPLED W.C.

Wall tiling, tile effect flooring, upvc double glazed window.



## OUTSIDE

### FRONT AND SIDE GARDEN

Low maintenance and good sized. Paved, seating area, raised beds with decorative chippings, shrubs.

### DRIVEWAY PARKING

For several cars leads to:-

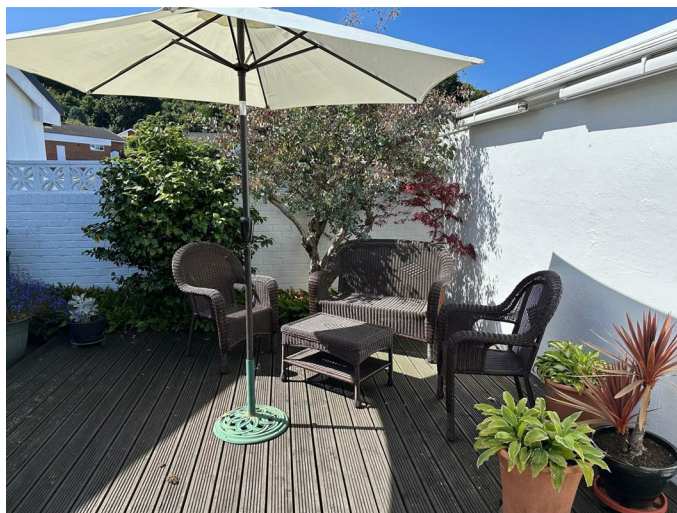
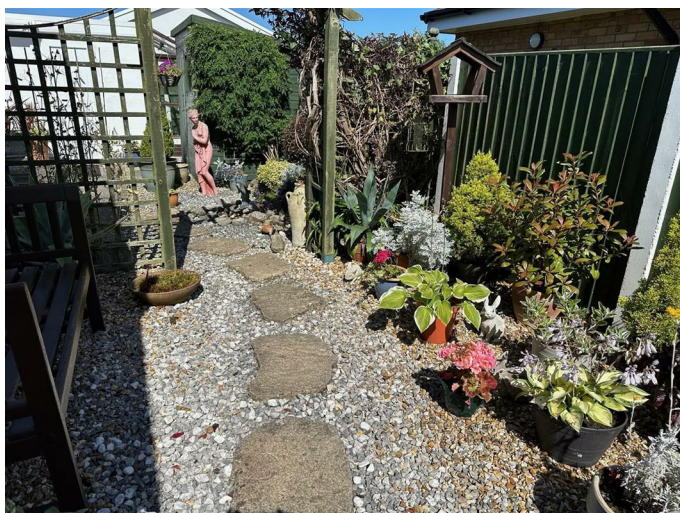
### DETACHED SINGLE CAR GARAGE

With light and power, up and over door, side personal door.

### LANDSCAPED REAR GARDEN



With pavings, chippings, shrubs, trees, outside tap, timber garden shed, access door to side garage.



### CLOSE TO WALKS ALONG THE LITTLE ORME



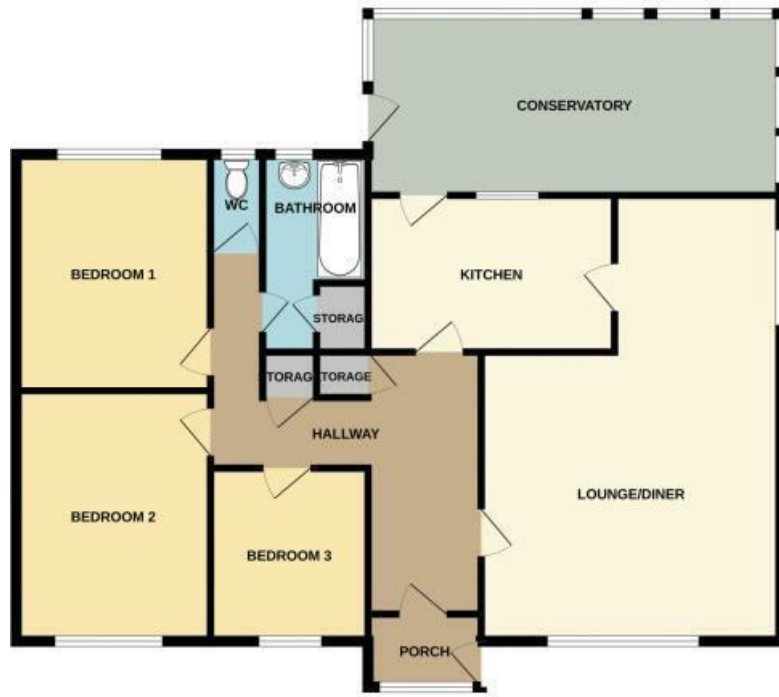
### TENURE - FREEHOLD

### COUNCIL TAX BAND

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



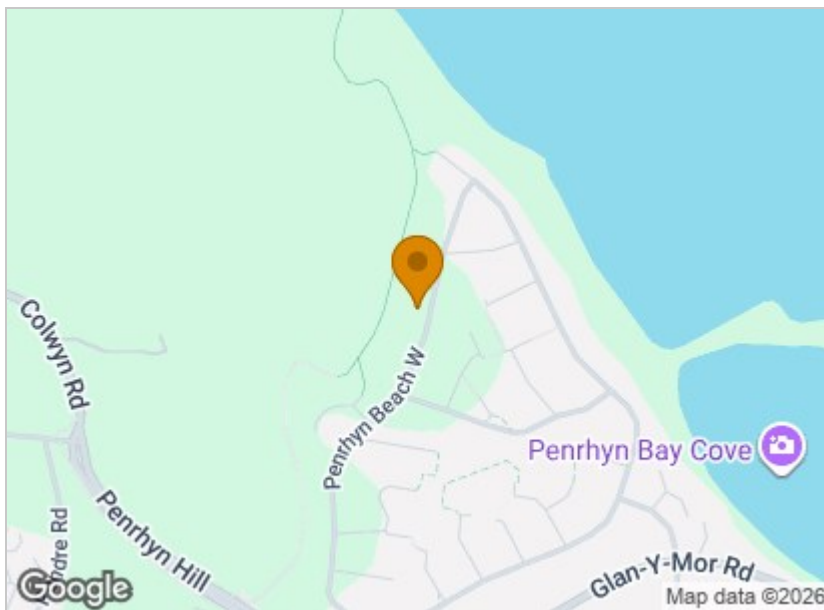
## GROUND FLOOR



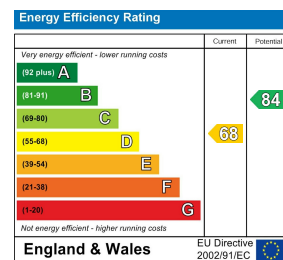
RP03025

While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Mapbox 10/25

## 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 hand side, continue up the hill and then down the hill towards Penrhyn Bay, and at the roundabout take the first left into Glan y Mor Road, then left into Beach Drive, and left into Penrhyn Beach West passing the Co-op and No. 54 is on the right hand side within 300 yards. REF: A803 02/01/26

**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.

