

**Bryan Davies  
+ Associates**

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THIS TWO BEDROOM DETACHED CHALET STYLE BUNGALOW IS IN THE EVER POPULAR CRAIGSIDE AREA WITHIN 200 YARDS OF THE FORESHORE AND APPROXIMATELY TWO MILES FROM LLANDUDNO TOWN CENTRE.

The accommodation briefly comprises: porch; hall; lounge; separate dining room; kitchen with porch; ground floor bedroom; two piece bathroom with over bath shower; separate two piece washroom; first floor landing; large principal bedroom with en-suite three piece bathroom. The property features gas fired central heating and upvc double glazed windows. Outside it is on a corner plot with well stocked landscaped gardens with driveway for off road parking leads to a single car garage.

THE PROPERTY IS IN CLEAN ORDER BUT IS IN NEED OF SOME UPDATING

NO ONWARD CHAIN

The accommodation comprises:-

Aluminium double glazed front door and sidelights to:

#### PORCH

Display shelving, 'Terrazo' tiled floor, glazed front door and sidelights to:

HALL 16'11" x 7'10" (5.18m x 2.40m)



Display plate rack, understairs cloaks cupboard, separate cupboard housing "Worcester Greenstar" central heating and hot water boiler, shelving, radiator.

TRIPLE ASPECT LOUNGE 17'10" x 13'10" (5.44m x 4.23m)



T.V. point, corner stone fire surround and tiled marble hearth with inset electric coal effect fire, display shelving over two wall light points, telephone point, double radiator, upvc double glazed windows.

DINING ROOM 15'5" x 7'10" (4.70m x 2.39m)



Radiator, upvc double glazed window, sliding door through to:

KITCHEN 10'5" x 9'4" (3.20m x 2.86m)



Fitted range of cream fronted base, wall and drawer units with round edged worktops, incorporating single drainer sink unit and mixer tap, space for cooker, plumbing for washing machine, under unit lighting, coving, lino flooring, double radiator, upvc double glazed window to side.

#### REAR PORCH

With aluminium door to garden, built in pantry cupboard with tiled shelving.

#### INNER HALL

DUAL ASPECT GROUND FLOOR BEDROOM 17'4" x 9'10" (5.29m x 3.00m)



Including fitted double wardrobes, dressing table, drawers, telephone point, coving, double radiator, dual aspect upvc double glazed windows.

#### 2 PIECE BATHROOM

Coloured suite comprising panelled bath with 'Redwing' electric shower over, pedestal wash hand basin, wall tiling, mirror and light, radiator, upvc double glazed window.

#### SEPARATE 2 PIECE WASHROOM

Wash hand basin and w.c., wall tiling, upvc double glazed window.

#### FIRST FLOOR LANDING

Access to eaves storage and loft access. Large walk in airing cupboard with hot water tank and shelving.

TRIPLE ASPECT BEDROOM 17'2" x 15'10" (5.25m x 4.83m)



Part sloping ceilings, tv point, telephone point, double radiator, twin aspect upvc double glazed windows with views across to North Shore, Great Orme, Llandudno Bay and hillside views.





#### EN-SUITE 3 PIECE BATHROOM



Pink suite comprising panelled bath, vanity wash hand basin with mirrored cupboards and display shelf, close coupled W.C., shaver point, light wall tiling, extractor, towel rail, walk in storage cupboard, upvc double glazed window.

#### OUTSIDE

#### FRONT AND SIDE GARDENS



Landscaped corner gardens with pavings, shaped lawns, raised flower beds, shrubs, trees, rose bushes, stone walling, paved pathways, pond and aluminium framed greenhouse.

Double gates to driveway lead to :-

#### GARAGE 18'0" x 10'0" (5.51m x 3.05m)

With wrap around door, side door, meter box, 'Belfast style sink', water connected, paved side area and seating area.

#### TENURE

The property is held on a FREEHOLD tenure.

#### COUNCIL TAX BAND

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

### Ground Floor

Approx. 106.0 sq. metres (1140.6 sq. feet)



### First Floor

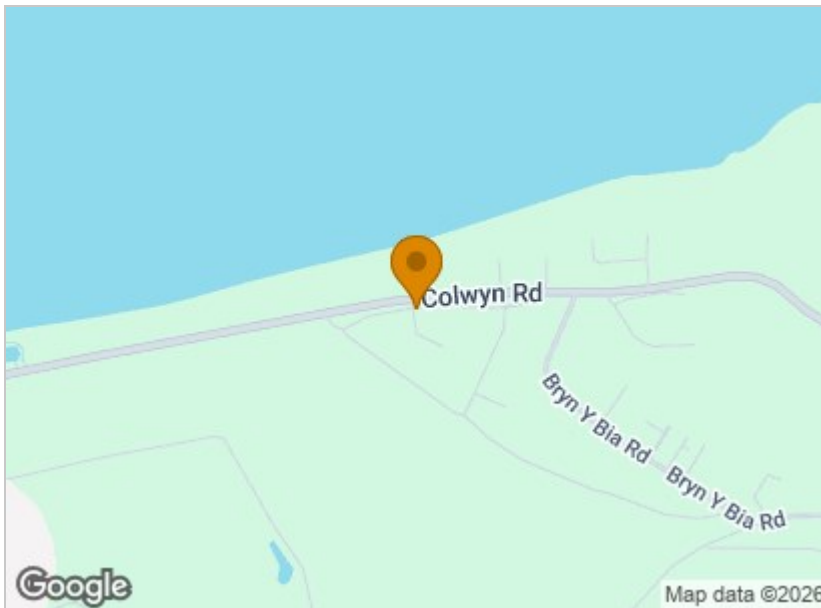
Approx. 47.0 sq. metres (505.8 sq. feet)



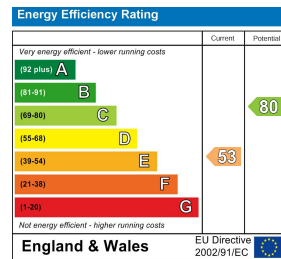
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Total area: approx. 153.0 sq. metres (1646.4 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From the Llandudno Office, proceed to the promenade, turn right heading towards Penrhyn Bay, immediately after Bodafon Fields turn right onto Ffynnon Sadwrn Lane, immediately left onto Aber Drive, follow the road up and to the right for approximately 200 yards and the property is on the right hand side. Ref A697 08/05/25 Rev 01/06/26

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.

