

**Bryan Davies
+ Associates**

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**AUCTIONEERS
●
ESTATE AGENTS**

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Offers Over £200,000

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www.bdahomesales.co.uk

THIS IS A GOOD SIZED EXTENDED TWO BEDROOM DETACHED BUNGALOW which is situated in a convenient position close to a local convenience shop, on the level and on a bus route, within ¾'s of a mile of Llandudno Town Centre.

The accommodation briefly comprises:- porch; hall; lounge with bay window; kitchen with range of modern units; separate dining area; 2 double sized bedrooms and a 3-piece shower room. The property features gas fired central heating from a combination boiler, double glazed windows. Outside - easily maintained gardens to the front and rear with brick paved driveway for off road parking leads to a single car garage. 'Ohme' electric car charger.

The Accommodation Comprises:-

SIDE ASPECT UPVC DOUBLE GLAZED FRONT DOOR TO:

PORCH

Tiled floor, upvc double glazed diamond shaped window.

Inner glazed door to:

HALL

Laminate flooring, picture rail, radiator, access to roof space, upvc double glazed window.

DOUBLE ASPECT LOUNGE 16'1" x 12'8" (4.92m x 3.87m)



Into upvc double glazed bay window, stone fire surround with marble hearth and display mantle over, telephone point, picture rails.



OPEN PLAN KITCHEN/DINING ROOM

KITCHEN AREA 14'4" x 7'7" (4.37m x 2.32m)



Fitted range of Beech effect fronted base, wall and drawer units with round edge worktops incorporating 1½ bowl sink unit and mixer taps, freestanding gas cooker and cooker hood over, plumbing for a washing machine, wall tiling, extractor, wall mounted "i-mini c30" combination central heating and hot water boiler, upvc double glazed window and upvc double glazed door to side.

DINING AREA 8'11" x 6'4" (2.74m x 1.95m)



With t.v. point, upvc double glazed window, double radiator, coving.

BEDROOM 1 14'6" x 11'7" (4.44m x 3.55m)



Including 2 fitted single wardrobes with top cupboards and bedside cabinets with display shelving, further fitted wardrobes with hanging rails and shelving, matching chest drawers and dressing table, coving, upvc double glazed window, double radiator.



BEDROOM 2 11'9" x 10'6" (3.59m x 3.21m)

Picture rails, upvc double glazed window, radiator, 2 built in cupboards with shelving and top cupboards.



3 PIECE SHOWER ROOM



Suite comprising large shower stall with mains shower and side screen, pedestal wash hand basin, close coupled w.c., wall tiling, non slip flooring, upvc double glazed window, radiator.



OUTSIDE

FRONT GARDEN

Block paved with hedging.

DRIVEWAY

Provides off road parking leading to double opening gates, with 'Ohme' 7 kw electric car charger, further drive area leads to:

SINGLE CAR GARAGE 15'3" x 8'0" (4.65m x 2.46m)

Double opening doors, light and power connected.

REAR GARDEN



With full width paved patio, aluminium framed Greenhouse, decorative chippings, timber garden shed.

TENURE

The property is held on a FREEHOLD tenure with no onward chain.

COUNCIL TAX BAND

Is "D" obtained from www.conwy.gov.uk

AWAIT EPC

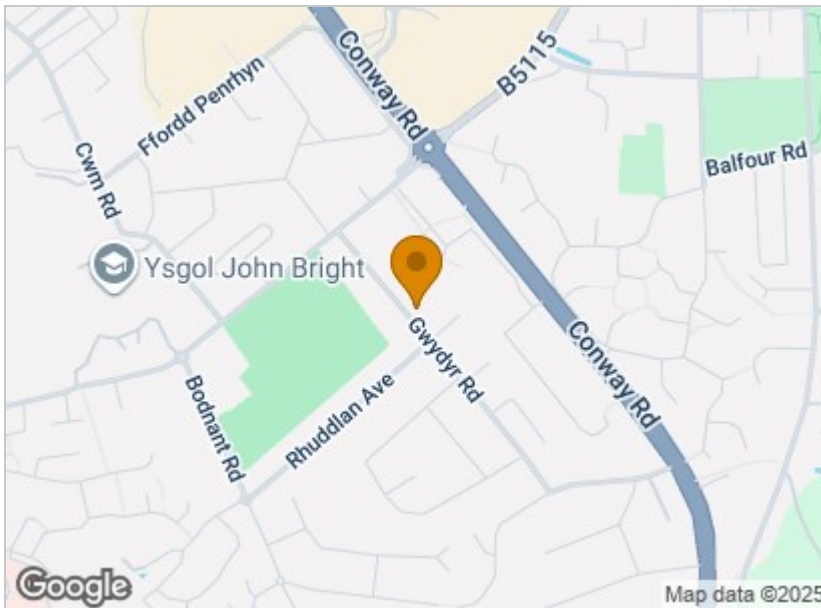
AWAIT FLOOR PLAN

Ground Floor

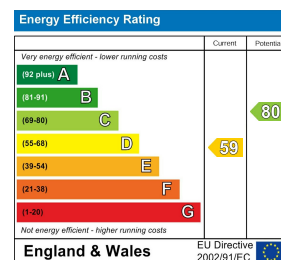
Approx. 80.3 sq. metres (864.0 sq. feet)



Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed along Mostyn Broadway and around the Parc Llandudno filing into the left hand lane to the traffic lights, turn left as the traffic lights, at the roundabout at the Links Hotel take the third exit onto Maesdu Road, then second turning left onto Gwydyr Road and the property can be viewed on the left hand side within 150 yards. REF: A689 29/04/25 Rev 26/09/25

We will be pleased to arrange a viewing of this Home

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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.

