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## 7 Cilgwyn, Llandudno Junction, Conwy, LL31 9AU



**£340,000**



THIS IS A BEAUTIFULLY UPDATED THREE BEDROOM DETACHED BUNGALOW WHICH IS HIGHLY RECOMMENDED FOR INTERNAL INSPECTION - within easy access of the A55 Expressway leading to Chester and Holyhead, approximately a mile of Llandudno Junction shops including Tesco, Asda Supermarket, Iceland, Lidl and Mainline Railway Station, approximately 2 miles of Llandudno Town Centre. Within 1½ miles of the Historic Town of Conwy. The accommodation briefly comprises:- hall; double aspect lounge/dining room; kitchen with range of modern gloss fronted units, built-in appliances and 'Quartz' worktops; principal bedroom with built-in wardrobes and French doors to the rear courtyard garden; 2nd bedroom with built-in wardrobes; 3rd bedroom/dining room; 3-piece bathroom with overbath shower. The property features gas fired central heating from a combination boiler, upvc double glazed windows. Outside - there is a large tarmac driveway for off road parking for several cars. Rear tarmacadam courtyard garden with covered seating/entertainment area. Garden shed.

THE PROPERTY HAS BEEN RE-RENDERED, NEW ROOF, NEW KITCHEN, NEW WINDOWS AND DECORATED ALL WITHIN THE LAST THREE YEARS BY THE PRESENT OWNERS

INTERNAL INSPECTION HIGHLY RECOMMENDED.

The Accommodation Comprises:-

#### COVERED ENTRANCE

With light.

#### Double Glazed FRONT DOOR

And sidelight to:-

#### HALL



Laminate flooring, coving, recessed down lighters, built-in double cupboard with shelving, gas meter and wall mounted gas fired combination central heating and hot water boiler, access to roof space, radiator.

#### DOUBLE ASPECT LOUNGE/DINING ROOM 20'1" x 11'11" (6.14m x 3.64m)



Inglenook fireplace with inset log burner with slate hearth and display mantle over, t.v and telephone point, laminate flooring, coving, 2 double radiators, double aspect upvc double glazed windows.



#### DINING ROOM/BEDROOM 3 11'11" x 9'4" (3.64m x 2.85m)



telephone point, laminate flooring, recessed down lighters to ceiling, vertical feature radiator, upvc double glazed window.

### KITCHEN 12'5" x 8'10" (3.79m x 2.71m)



Fitted range of 'Wren' 'Seafoam' gloss fronted base, wall and drawer units with 'Quartz' round edge worktops, integrated appliances include single drainer sink unit and mixer tap, 'Aeg' electric oven and microwave, 'Aeg' induction hob and splashback and cooker hood over, integrated wine rack, integrated fridge/freezer, 'Aeg' dishwasher and plumbing for a washing machine, 'Quartz' window display sills, under unit lighting, recessed down lighters to ceiling feature vertical radiator, laminate flooring, upvc double glazed window and upvc double glazed door to rear garden.

### INNER HALL

With laminate flooring, recessed down lighters to ceiling.

### BEDROOM 1 12'0" x 12'0" (3.67m x 3.66m)



Including fitted triple wardrobe with hanging rails and shelving, double radiator. Double opening doors and sidelights to rear garden.



### BEDROOM 2 10'11" x 8'7" (3.33m x 2.63m)



Plus full width fitted wardrobes with mirror fronted sliding doors, hanging rails and shelving, t.v point, upvc double glazed window, radiator.

### 3-PIECE BATHROOM



White suite comprising curved bath with mains shower including drench shower head, side shower screen, close coupled w.c., vanity wash hand basin, plastic sparkle effect wall cladding, laminate flooring, mirror, plastic cladding to ceiling, recessed down lighters, extractor, ladder style towel rail, upvc double glazed window.

### OUTSIDE





Full width tarmacadam driveway to front providing off road parking for 6 plus cars.

**ENCLOSED TARMACADAM REAR COURYARD AREA**

With timber garden shed with light and power, covered seating/entertainment area, log store.

**TENURE**

**COUNCIL TAX BAND**

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

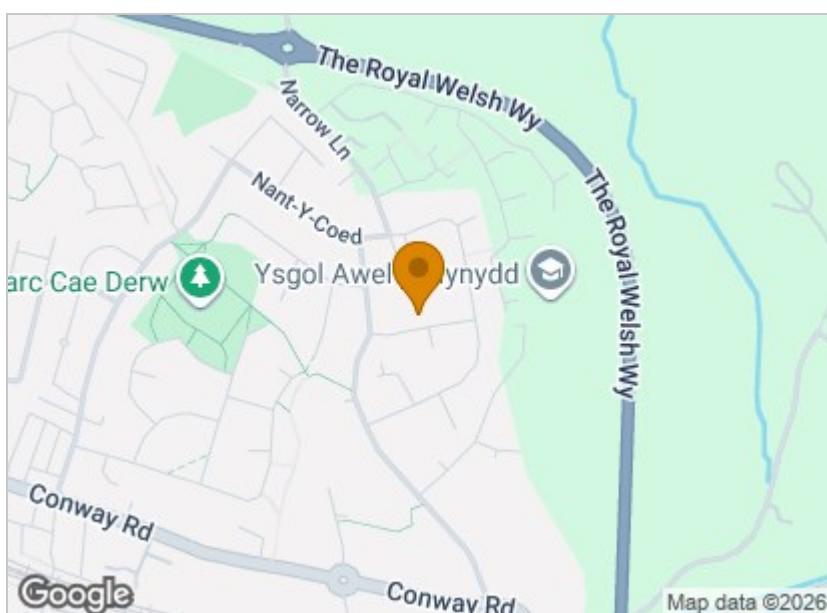
**Bryan Davies  
+Associates**

**Ground Floor**  
Approx. 85.7 sq. metres (922.3 sq. feet)

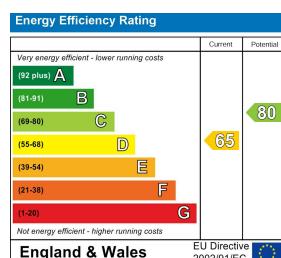


Total area: approx. 85.7 sq. metres (922.3 sq. feet)

**Area Map**



**Energy Efficiency Graph**



**Directions**

After the roundabout by Hinchcliffe Car Sales take the next turning left onto Narrow Lane, 2nd turning on the right into Cilgwyn and the property is on the left hand side within 80 yards. Ref: A764 14/08/25 Rev 14/10/25

**We will be pleased to arrange a viewing of this Home**

**01492 875125**

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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.

