

**Bryan Davies
+ Associates**

4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125

AUCTIONEERS
●
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

61 Gwynan Park, Dwygyfylchi, Penmaenmawr, Conwy, LL34 6RR



£235,000

 3  1  2  C

www.bdahomesales.co.uk

SITUATED ON A CORNER PLOT THIS THREE BEDROOM SEMI DETACHED FAMILY SIZED HOME SITUATED IN THE POPULAR VILLAGE OF DWYGYFYLCHI WITH ITS LOCAL SHOP AND ACCESS TO PENMAENMAWR AND THE A55 EAST AND WESTBOUND EXPRESSWAY.

The accommodation briefly comprises:- hall; lounge; good sized kitchen; rear extension for either 2nd sitting room or dining room; first floor landing; three bedrooms; two piece bathroom with over bath shower and separate w.c. The property features gas fired central heating from a combination boiler and upvc double glazed windows. Outside - front garden with lawn; good sized rear garden with lawn, shrubs, patio area; single car garage and off road parking space.

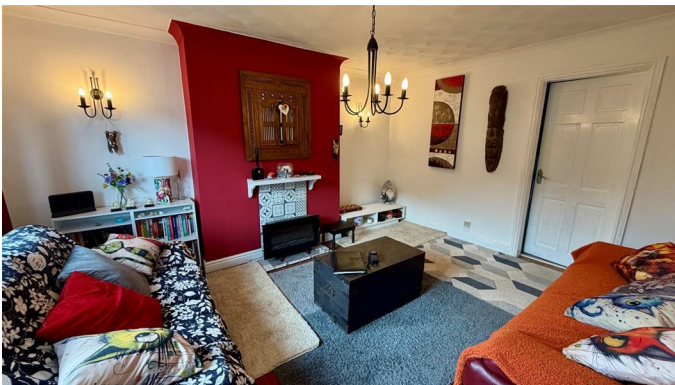
The accommodation comprises:

Composite front door and double glazed sidelights to:

ENTRANCE HALL

Display shelving, understairs recess, radiator, laminate flooring.

LOUNGE 14'7" x 12'4" (4.45m x 3.78m)



Hearth with tiling and display mantle, two way light points, coving, double radiator, upvc double glazed window to front.

KITCHEN 18'9" x 8'7" (5.72m x 2.63m)



Fitted range of pine fronted base, wall and drawer units with round edge worktops, glass fronted corner display, inset 1 ½ bowl single unit and mixer taps, plumbing for dish washer and washing machine, space for dryer, space for cooking range, wall tiling, laminate floor, wall mounted 'Worcester' combi central heating and hot water boiler, upvc double glazed window to rear.

SITTING ROOM/DINING ROOM 14'7" x 9'8" (4.45m x 2.95m)



Coving, radiator, lino flooring, upvc double glazed side window, double opening upvc double glazed doors to rear garden.

A staircase from the Entrance Hall leads to:

FIRST FLOOR LANDING

Access to roof space, upvc double glazed window.

BEDROOM 1 11'8" x 9'11" (3.56m x 3.03m)



Coving, radiator, upvc double glazed window to front with distant mountain views.

VIEW FROM BEDROOM 1



BEDROOM 2 11'8" x 9'10" (3.57m x 3.02m)



Radiator, upvc double glazed window to rear.

VIEW FROM BEDROOM 2



BEDROOM 3 8'9" x 8'5" (2.67m x 2.58m)



Radiator, upvc double glazed window to front.

2 PIECE BATHROOM



Suite comprising corner bath with mains shower over, pedestal wash hand basin, linen cupboard with shelving, wall tiling, tile effect flooring, upvc double glazed window.

SEPARATE LOW FLUSH W.C.

With wall tiling, tile effect flooring, upvc double glazed window.

OUTSIDE

FRONT AND SIDE CORNER GARDEN



With lawns, shrubs and trees.

GOOD SIZED REAR GARDEN



With lawns and trees.

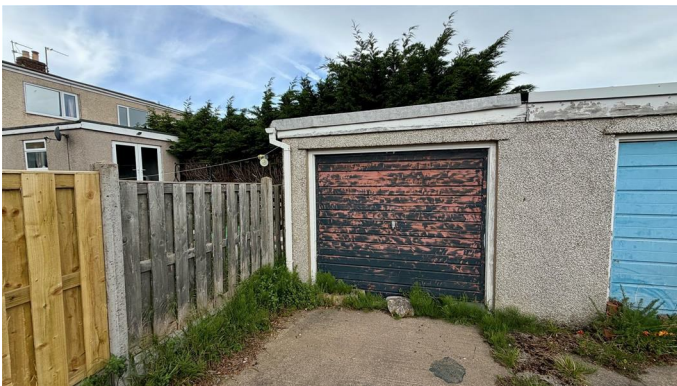
RAISED SEATING AREA/PATIO



Pavings at the bottom of the garden.

OFF ROAD PARKING SPACE

DETACHED SINGLE CAR GARAGE



TENURE

The property is held on a FREEHOLD tenure.

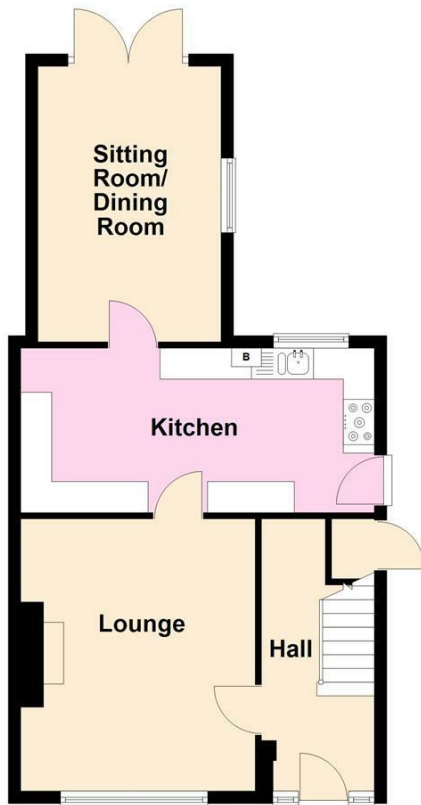
COUNCIL TAX BAND

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

AWAITING FLOOR PLAN

Ground Floor

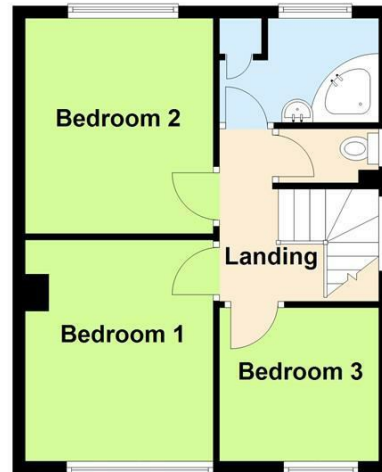
Approx. 54.1 sq. metres (582.0 sq. feet)



**Bryan Davies
& Associates**

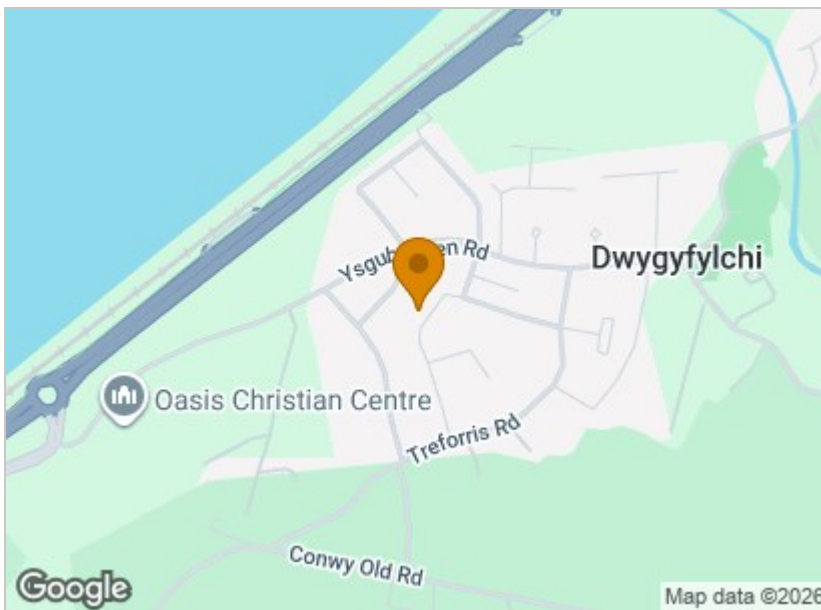
First Floor

Approx. 40.8 sq. metres (439.2 sq. feet)

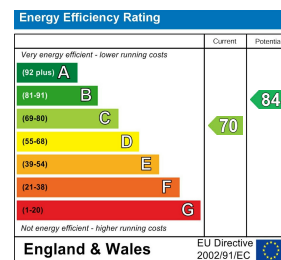


Total area: approx. 94.9 sq. metres (1021.2 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From the A55 turning for Penmaenmawr, turn left into Conwy Road, turn left into Ysgubor Road Wen Road, and turn 3rd right into Treforris Road, turn right into Gwynant Park, and the property can be viewed on your right on the corner within 50 yards. Ref A909 27/05/26

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.

