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7 Fairfield Close, Penrhyn Bay, Llandudno, Conwy, LL30 3HU

Offers In The Region Of £289,950

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VERY NICELY PRESENTED AND UPGRADED DETACHED TWO BEDROOM BUNGALOW situated within easy access of Penrhyn Bay's village shops, Co-Op, family practitioners centre and chemist, bus services between Colwyn Bay and Llandudno, approximately 2½ miles from Llandudno Town Centre. The accommodation briefly comprises:- steps up to porch; hall; through lounge/dining room; kitchen; two double bedrooms and a recently fitted three piece bathroom with overbath shower. The property features gas fired gas central heating, upvc double glazed windows. Outside - landscaped gardens to the front and side. Drive for off road parking leads to a single car garage. Easily maintained rear garden with very pleasant Sun Room and privacy.

The Accommodation Comprises:-

Steps up to Upvc Double Glazed FRONT DOOR
With coloured lights to:-

PORCH
Upvc double glazed windows, laminate floor, inner door to:-

HALL

Deep coving, laminate flooring, access to roof space, radiator.

OPEN PLAN LOUNGE/DINING ROOM 21'10" x 10'10" (6.67m x 3.32m)

Alabaster fire surround with marble back and hearth, inset electric fire, deep coving, telephone point, 2 single radiators, laminate flooring, triple aspect upvc double glazed windows with limited views.

VIEW FROM THE LOUNGE

KITCHEN 11'1" x 7'2" (3.40m x 2.19m)

Fitted range of White fronted and wood effect base, wall and drawer units, with round edge worktops and under unit lighting, display shelving, inset 1½ bowl sink unit and mixer tap, plumbing for a dishwasher, plumbing for a washing machine, space for cooker and fridge, wall tiling, laminate flooring, upvc double glazed window and door to side passage.

BEDROOM 1 14'1" x 10'8" (4.31m x 3.27m)

Including upvc double glazed bay window, built-in double wardrobe and top cupboards, deep coving, wood effect flooring, radiator.

BEDROOM 2 10'2" x 8'8" (3.11m x 2.65m)

Plus wardrobes, including upvc double glazed bay window, coving, laminate flooring, built-in full width wardrobes with hanging rails and shelving, deep coving.

RE-FITTED TILED THREE PIECE BATHROOM

White suite comprising P-shaped bath with 'Grohe' electric shower over and side screen, vanity wash hand basin and display shelving, close coupled w.c, non slip flooring, radiator, upvc double glazed window.

OUTSIDE

FRONT GARDEN

CORNER SIDE GARDEN

Landscaped to include decorative chippings, lawn, shrubs, pathways, hedging, side gate to:-

COVERED SIDE ACCESS
With pavings and side access door to the garage.

GARAGE
With up and over door, power and light, gas and electric meters, side personal door.

REAR GARDEN
Paved seating area.

SUN ROOM 11'11" x 7'6" (3.64m x 2.31m)

Single glazed with wood flooring, power connected, decorative chippings, timber garden shed.

TIMBER GARDEN SHED

TENURE - FREEHOLD

COUNCIL TAX BAND
Is 'D' obtained from www.conwy.gov.uk

GROUND FLOOR

RP4274

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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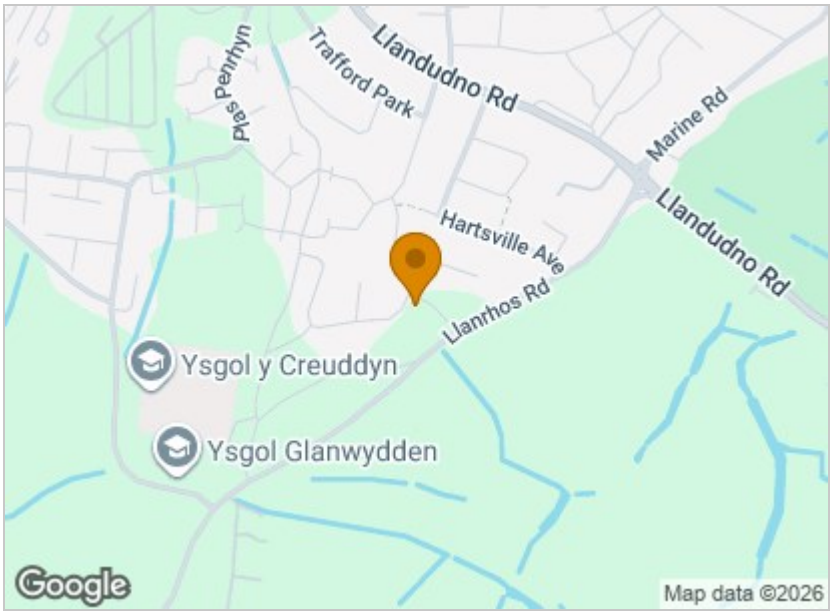
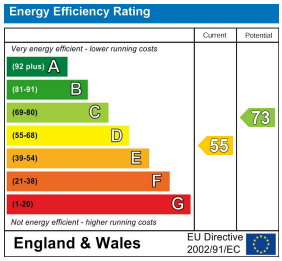
Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed onto the promenade turning right heading for Penrhyn Bay, passing Bodafon Fields over the Little Orme and at the roundabout take the 2nd turning into Llandudno Rd, proceed down to the roundabout and turn right onto Llanrhos Rd, take the 2nd right onto Fairfield Close, property is on the left hand sided within 80 yards. REF: A966 07/09/26 REV 09/10/26

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.

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OnTheMarket.com
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For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.