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## 25 Llwyn Estyn, Deganwy, Conwy, LL31 9RA



**£269,950**



THIS EXTENDED THREE BEDROOM SEMI DETACHED BUNGALOW is situated on this very popular development of bungalows and houses, just off Albert Drive and within  $\frac{3}{4}$ 's of a mile of Llandudno Junction shopping including Tesco, Iceland, Asda and Lidl supermarkets, and Mainline Railway Station. A Mile from the Historic Town of Conwy. The accommodation briefly comprises:- hall; lounge; kitchen with range of modern units; 3 good sized bedrooms; 2 piece bathroom with separate w.c. The property features gas fired central heating from a combination boiler and upvc double glazed windows. Outside - gardens to the front and rear, drive for off road parking leads to a single car garage.

**The Accommodation Comprises:-**

**SIDE ASPECT ALUMINIUM DOUBLE GLAZED FRONT DOOR TO:**

**HALL**

Access to roof space, built-in linen cupboard, double radiator.

**LOUNGE 16'5" x 11'1" (5.01m x 3.38m)**



Coving, upvc double glazed window, double radiator, single radiator, telephone point.



**KITCHEN 11'8" x 11'2" (3.58m x 3.41m)**



Fitted range of White gloss fronted base, wall and drawer units with round edge worktops incorporating single drainer sink unit and mixer tap, integrated electric oven and 4 ring ceramic hob with stainless steel canopy over, plumbing for a washing machine, space for fridge/freezer, wall tiling, cupboard housing 'I Mini 2' Ideal gas fired central heating and hot water boiler, wood effect laminate flooring, plastic cladding to ceiling, ladder style towel rail, recessed down lighters, upvc double glazed window and aluminium double glazed side door to the rear garden.



**BEDROOM 1 14'2" x 11'1" (4.33m x 3.38m)**



Upvc double glazed window, double radiator.



**BEDROOM 2 11'5" x 9'11" (3.50m x 3.04m )**



Upvc double glazed window, built-in double wardrobe and top cupboards, double radiator, extractor.

**BEDROOM 3 11'3" x 9'4" (3.43m x 2.85m )**



Upvc double glazed window, coving, double radiator.

## 2-PIECE BATHROOM



White suite comprising panel bath, pedestal wash hand basin, wall tiling, upvc double glazed window, radiator.

## SEPARATE LOW FLUSH W.C.

Upvc double glazed window.

## OUTSIDE

### FRONT GARDEN

With lawn, flowerbeds, shrubs and hedging. Driveway leads to:-

### SINGLE CAR GARAGE

With up and over door, power and light connected, side personal door, upvc double glazed window.

### SIDE PATIO AREA

With crazy paving, shrubs and trees.

### REAR GARDEN

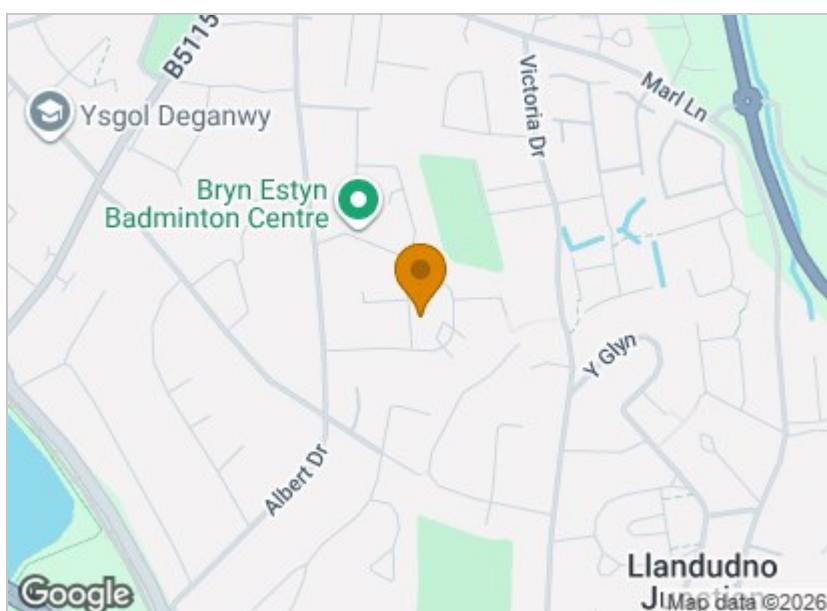


With lawn, shrubs, trees, sitting area.

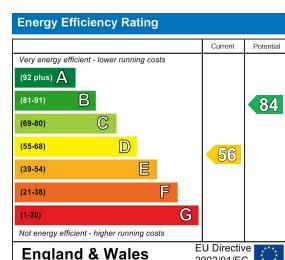


**Ground Floor**

**Area Map**



**Energy Efficiency Graph**



**Directions**

From Llandudno Junction railway station, proceed towards Conwy, at the main roundabout take the third exit for Llandudno/Deganwy turning right into Albert Drive, immediately right into St Georges Drive, take the turning on the left into Overlea Avenue, at the crossroads turn right and then first right into Tir Estyn, first left onto Llwyn Estyn and the property is on the right hand side within 60 yards. REF: A748 23/07/25

**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.

