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No Onward Chain £259,950

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THIS GOOD SIZED THREE BEDROOM DETACHED FAMILY HOME BUILT c1996 BY REDROW HOMES IS IN NEED OF SOME UPDATING . Situated within ¾'s of a mile of Llandudno with all its amenities including Parc Llandudno, Mostyn Champneys and Asda Superstore. Close to Primary and Secondary Schools.

The accommodation briefly comprises:- front door to hall; two piece cloakroom; lounge with archway to dining room with double opening French doors to the rear garden; kitchen with a range of modern units including built in oven and cooker hood. A staircase leads to the first floor landing; bedroom one with en suite three piece shower room; two further bedrooms and three piece family bathroom. The property features gas fired central heating and double glazed windows in wooden frames. Outside – gardens to front and rear; drive for tandem style off-road parking for several cars.

The accommodation comprises:

Upvc Double Glazed FRONT DOOR TO:

HALL
Coved ceiling, radiator, laminate flooring.

2-PIECE CLOAKROOM



In white, double glazed window.

OPEN PLAN LOUNGE/DINING ROOM

LOUNGE AREA 15'3" x 11'3" (4.65m x 3.44m)



With double glazed bay window, fireplace with marble back and hearth with coal effect gas fire, coved ceiling, radiator.

DINING AREA 10'6" x 8'9" (3.21m x 2.68m)



Coved ceiling, radiator, upvc double glazed double opening French doors to rear garden.

KITCHEN 10'11" x 9'1" (3.34m x 2.79m)



Range of modern base, wall and drawer units with round edge worktops incorporating stainless steel ½ bowl sink and mixer tap, built in oven, four ring gas hob and cooker hood over, wall tiling, double radiator, understairs cupboard with 'Potterton' gas fired central heating and hot water boiler, upvc double glazed door to rear garden.

A staircase leads to the:

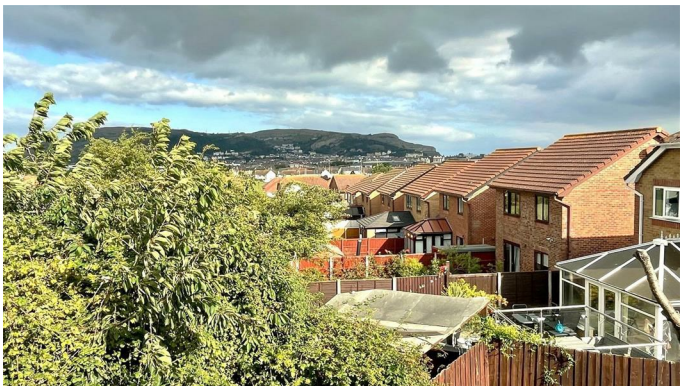
FIRST FLOOR LANDING
Access to roof space, double glazed window.

BEDROOM 1 13'6" x 11'4" (4.12m x 3.46m)



Into double glazed bay window and including built in wardrobes, top cupboards and drawers, radiator, view to the Great Orme.

VIEW FROM BEDROOM 1



EN-SUITE 3 PIECE SHOWER ROOM



Comprising shower stall, wash hand basin, w.c., radiator, double glazed window.

BEDROOM 2 11'3" x 9'1" (3.43m x 2.79m)



Radiator, double glazed window.

VIEW FROM BEDROOM 2 ONTO THE GARDEN



BEDROOM 3 8'11" x 6'10" (2.74m x 2.10m)



Radiator, double glazed window.

3-PIECE BATHROOM



In white comprising panel bath with shower mixer taps, pedestal wash hand basin and w.c., wall tiling, airing cupboard with cylinder tank, radiator, upvc double glazed window.

OUTSIDE

FRONT GARDEN
With lawn, shrubs and trees.

DRIVEWAY
Tandem style off road parking for several cars.

REAR GARDEN



With lawn, flower beds, shrubs and patio area.



TENURE
The property is held on a FREEHOLD tenure.

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

Ground Floor

Approx. 42.9 sq. metres (462.2 sq. feet)

First Floor

Approx. 42.9 sq. metres (462.2 sq. feet)

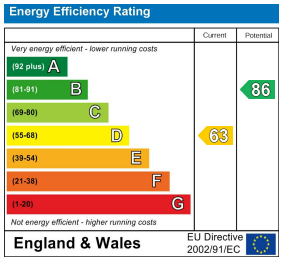


Total area: approx. 85.9 sq. metres (924.4 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed around the Premier Inn, Tudno Castle Hotel and keeping in the right hand lane around Parc Llandudno file left past the Fire Station and right at the roundabout onto Maesdu Road. Take the second turning on your left into Gwydyr Road and take the third turning on the right onto Powys Road, follow the road for approximately 300 yards and the property is on the left hand side. Ref: A535 12/08/24 Rev 11/11/26

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.

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.