

**Bryan Davies
+ Associates**

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**AUCTIONEERS
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£395,000

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www.bdahomesales.co.uk

THIS BEAUTIFULLY UPDATED AND WELL MAINTAINED FOUR BEDROOM FAMILY HOME SITS IN A SLIGHTLY ELEVATED POSITION WITH PANORAMIC VIEWS OVER THE FIELDS TO THE HILLS BEYOND, WITHIN EASY WALKING DISTANCE OF Co-Op, bus services, Rhos On Sea Golf Course, family practitioners centre and chemist, restaurants, secondary and primary schools. The property briefly comprises:- front door to reception hall; 2 piece cloakroom; lounge with bay window ; separate dining room; conservatory; kitchen/ breakfast room with oak fronted units and built in appliances; first floor landing; 3 good double bedrooms and a 4th bedroom/office; good sized bathroom with separate shower stall. The property features gas fired central heating and upvc double glazed windows. Outside - off road parking for several cars to the front, landscaped rear garden and a utility /work shop.

SUPER FAST FIBRE TO THE PREMISES
 QUALITY FITTING AND LOTS OF CHARACTER
 INTERNAL INSPECTION THOROUGHLY RECOMMENDED

The Accommodation Comprises:-

CANOPIED ENTRANCE

With steps up to:-

Bevelled FRONT DOOR TO:-

HALL



Radiator, coved ceilings, under stairs cupboard.

CLOAKROOM



Radiator, upvc double glazed window, close coupled wc, vanity wash hand basin, tiled walls and floors, recessed downlighters.

LOUNGE 14'7" x 12'7" (4.46m x 3.86m)



Pine fireplace with feature brass canopy and display mantle, tv point, upvc double glazed bay window to front with views over fields, radiator, coved ceilings, picture rails.



DINING ROOM 11'10" x 11'8" (3.62m x 3.56m)



Radiator, tv point, coved ceilings, picture rails, feature fireplace with tiled inset display mantle with mirror and canopy, French doors to conservatory.

CONSERVATORY 13'2" x 10'2" (4.02m x 3.12m)



Upvc double glazed patio door to rear garden, radiator, tv point, 'Karndean' flooring.



KITCHEN/ BREAKFAST ROOM 21'11" x 11'3" (6.70m x 3.45m)



Fitted with range of oak fronted base, wall and drawer units, black granite worktops with upstands, double bowl stainless steel sink unit, double glazed window to rear garden, beamed ceilings and recessed LED ceiling lighting, radiator, double glazed side window, integrated 'Neff' dishwasher, integrated 'Smeg' fridge/freezer, larder cupboard, 'Smeg' cooking range with double electric oven, 5 ring gas hob and granite splashback, with extractor canopy over, 'Karndean' flooring to breakfast area and solid oak flooring to kitchen area, wall tiling.



FIRST FLOOR LANDING

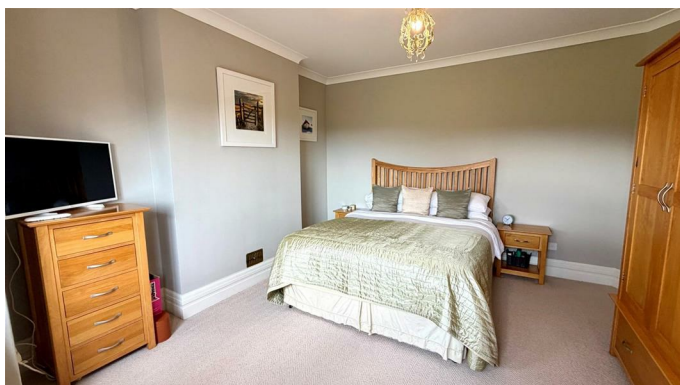


Oriel style window with display sill, access to loft space with 'Vaillant' 35kw Ecotech boiler, double glazed window, radiator.

BEDROOM 1 14'7" x 12'6" into bay window (4.46m x 3.83m into bay window)



Upvc double glazed bay window to front overlooking fields and distant sea view, tv point, radiator, coved ceilings.



VIEW FROM BEDROOM 1



BEDROOM 2 11'10" x 11'8" (3.63m x 3.56m)



Cast iron fireplace, coved ceilings, upvc double glazed window, radiator.

BEDROOM 3 to rear 11'5" x 11'0" (3.48m x 3.37m)

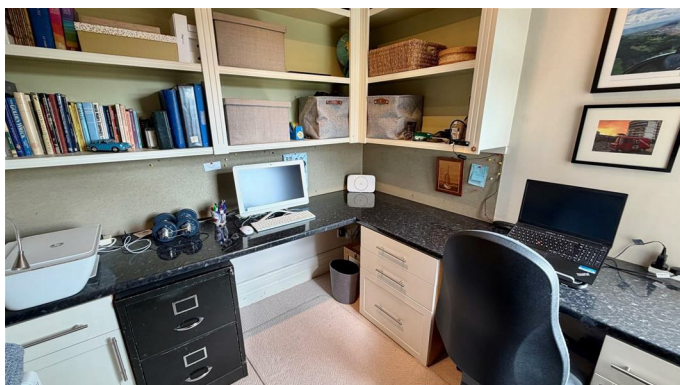


Upvc double glazed window, radiator, tv point, coved ceilings.

VIEW TO GARDEN FROM BEDROOM 3



BEDROOM 4/ OFFICE 7'8" x 7'4" (2.36m x 2.26m)



Upvc double glazed window, radiator, double built in storage units, shelving, coving, spotlights. Super fast fibre to the premises.

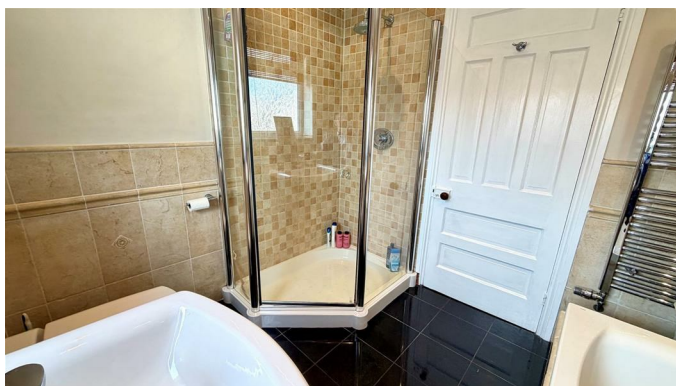
VIEW FROM BEDROOM 4



BATHROOM 8'5" x 7'6" (2.59m x 2.31m)



White panel bath and shower taps, vanity wash hand basin, close coupled wc, corner 'Matki' shower cubicle, towel radiator, upvc double glazed window, large wall mirror, black granite tiled floor, half tiled walls, coving, recessed downlighters, extractor, upvc double glazed window.



OUTSIDE

FRONT GARDEN



Shrubs, lawn with minature box hedge and flower beds. Off road parking for several cars.

REAR GARDEN

Well stocked and tiered landscaped rear garden with plants and trees, good sized decking area with seating areas, outside tap, lighting, steps up to the top garden. patios, and shrubs with side gated access.



DECKING



WORKSHOP/ UTILITY 15'7" x 8'5" (4.76m x 2.57m)



Brick built and pebble dashed with matching roof to main house. Stainless steel sink unit, base and wall unit, tiled floor, upvc double glazed door, light, power and water connected.

TENURE

The property is held on a FREEHOLD tenure.

COUNCIL TAX

Is 'F' as obtained from www.conwy.gov.uk

Ground Floor

Approx. 92.7 sq. metres (997.3 sq. feet)



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First Floor

Approx. 65.1 sq. metres (700.5 sq. feet)

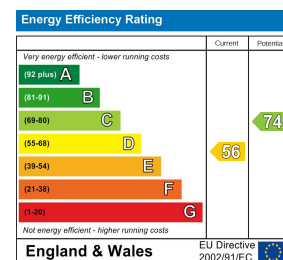


Total area: approx. 157.7 sq. metres (1697.9 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed onto the promenade turning right heading for Penrhyn Bay, passing Bodafon Fields on the right hand side, continue up the hill and then down the hill towards Penrhyn Bay, at the roundabout take the 2nd turning into Llandudno Road, at the mini roundabout turn right on to Llanrhos Road and the property is on your right within 50 yards. Ref A891 25/04/26

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.

