

**Bryan Davies
+ Associates**

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**AUCTIONEERS
●
ESTATE AGENTS**

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23 Bryn Lupus Drive, Llandudno, Conwy, LL30 1SF



£275,000

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www.bdahomesales.co.uk

THIS VERY NICELY PRESENTED 2 BEDROOM DETACHED BUNGALOW IS SITUATED IN AN EXTREMELY POPULAR CUL DE SAC WITHIN 1/2 MILE OF LOCAL SHOP AND HAIRDRESSERS IN LLANRHOS AND 2 MILES OF LLANDUDNO. The accommodation briefly comprises; porch; hall; lounge with patio door to the rear garden; kitchen; conservatory; 2 double sized bedrooms and a modern 3 piece bathroom. The property features gas fired central heating from a combination boiler and upvc double glazed windows. Outside easily maintained gardens to the front and rear, and a block paved drive for off road parking leads to a single car garage.

INTERNAL INSPECTION HIGHLY RECOMMENDED

The accommodation comprises:-

Upvc double glazed front door to:

PORCH

Upvc double glazed windows, inner upvc double glazed door to:

HALL

Meter cupboard, linen cupboard with shelving.

DUAL ASPECT LOUNGE 14'4" x 11'10" (4.39m x 3.62m)



Fire surround with marble back and hearth with display shelving, coving, radiator, upvc double glazed windows to side and upvc double glazed sliding door to rear patio, double radiator.



KITCHEN/BREAKFAST ROOM 11'9" x 8'9" (3.60m x 2.69m)



Fitted range of base, wall and drawer units with grey worktops and uprights, inset single drainer sink unit and mixer tap, plumbing for dishwasher, space for cooker and fridge, wall tiling, display shelving, wood effect flooring, dual aspect upvc double glazed windows, vertical radiator, upvc double glazed door to:



CONSERVATORY 11'0" x 6'5" (3.37m x 1.97m)



Upvc double glazed windows with opening lights, upvc double glazed door to rear garden, wall mounted electric heater.

BEDROOM 1 11'11" x 11'10" (3.65m x 3.63)



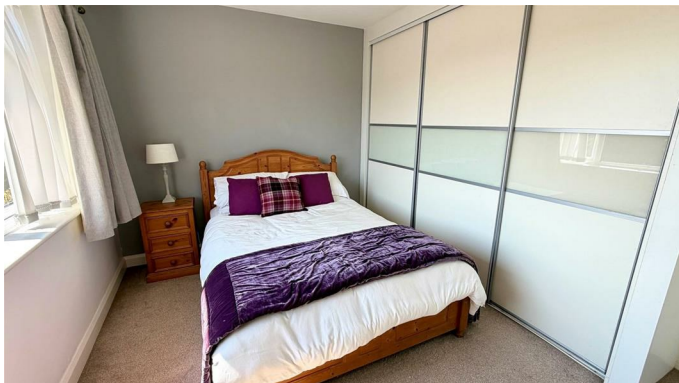
Upvc double glazed window to front, radiator.



BEDROOM 2 12'0" x 8'6" (3.66m x 2.60m)



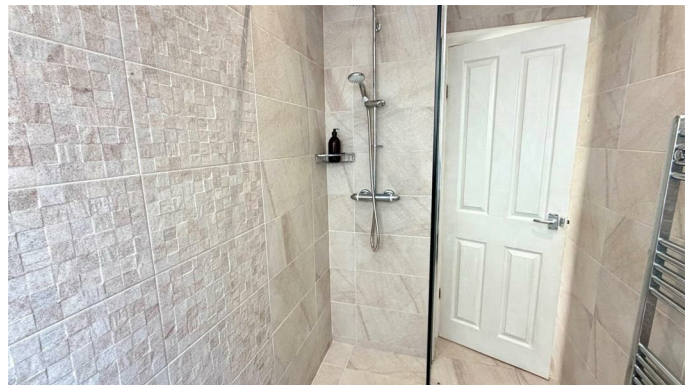
Plus full length fitted wardrobes with sliding doors and hanging rails, upvc double glazed window to front, radiator.



TILED 3 PIECE SHOWER ROOM



Large shower area with mains shower and twin shower heads including drench shower head, vanity wash hand basin with display shelving, close coupled wc, ladder style towel rail, recessed downlighters, upvc double glazed window, extractor.



OUTSIDE

FRONT GARDEN

With paved pathways, pavings, decorative chippings, paved driveway provides off street parking and leads to:

DETACHED SINGLE CAR GARAGE

With up and over door, power, light and water connected, with plumbing for washing machine.

REAR GARDEN



With paved seating area, pathways, decorative chippings, raised flower beds, side gated access.

TENURE

The property is held on a FREEHOLD tenure.

COUNCIL TAX

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

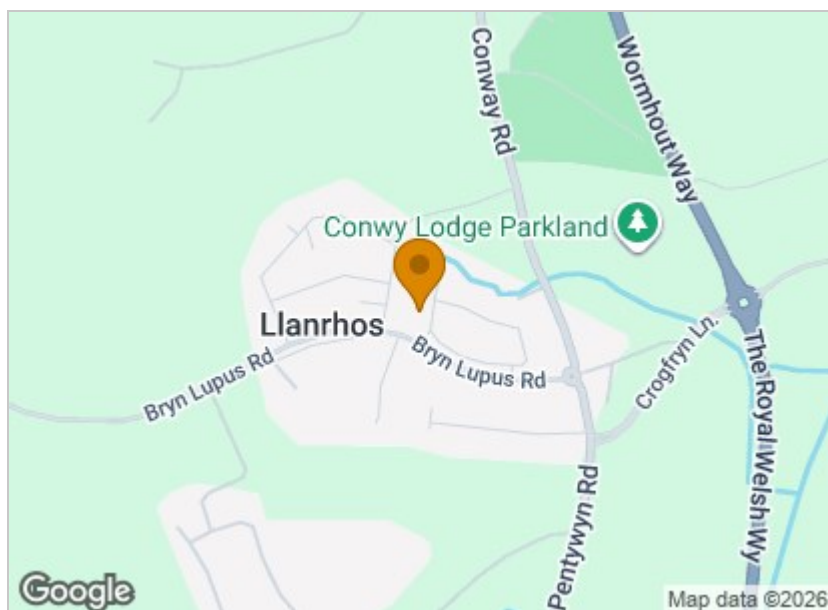
Ground Floor

Approx. 69.6 sq. metres (749.3 sq. feet)

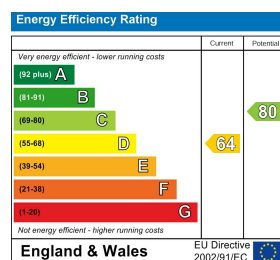


Total area: approx. 69.6 sq. metres (749.3 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed around Parc Llandudno and out of the town, up the dual carriageway passing the Links Hotel proceed through the roundabout following the sign for Deganwy to the mini roundabout, turn right onto Bryn Lupus Road, first right into Bryn Lupus Drive, follow the road round to the left and the property is on the left hand side within 120 yards. Ref A925 19/06/26 Rev 13/07/26

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.

