

**Bryan Davies
+ Associates**

**4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125**

**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

3 Y Glyn, Llandudno Junction, Conwy, LL31 9HU



No Onward Chain £172,500



www.bdahomesales.co.uk

SITUATED ON THIS GOOD SIZED PLOT IS THIS ONE/TWO BEDROOM SEMI-DETACHED BUNGALOW ON THE LEVEL and within ½ a mile of Llandudno Junction Shopping facilities including Tesco, Lidl, Asda Super Market, Iceland, Mainline Railway Station, Cineworld, Ffit Conwy and easy access to the link Road leading to the A55 expressway, and a mile from the Historic Town of Conwy.

The accommodation briefly comprises; hall; through lounge/dining room (dining room was originally second bedroom); kitchen with rear porch/utility area; principal bedroom and three piece shower room. The property features gas fired central heating from a modern combination boiler and upvc double glazed windows. Outside – nicely landscaped gardens to the front and rear; driveway for off road parking leads to a single car garage.

The accommodation comprises:

Upvc double glazed FRONT DOOR

With coloured leaded light to:

PORCH

Inner door to:

HALL

Telephone point, radiator.

OPEN PLAN LOUNGE/DINING ROOM 10'4" x 10'0"
(3.17m x 3.05m)



LOUNGE AREA



With fire surround with marble back and hearth, coving, radiator, upvc double glazed window to front.

DINING AREA 8'8" x 7'2" (2.66m x 2.19m)
(ORIGINALLY BEDROOM 2)

Dado rail, coving, radiator, upvc double glazed sliding door to patio area and rear garden.

KITCHEN 9'1" x 8'7" (2.78m x 2.64m)



Fitted cream fronted base, wall and drawer units with round edge worktops incorporating single drainer sink unit, space for cooker, fridge and freezer, wall mounted 'Ideal Logic' combi central heating and hot water boiler, coving, plumbing for washing machine, gas meter, wall tiling, wood effect flooring.

REAR PORCH

Space for dryer, wood effect flooring, double glazed windows and double glazed door to rear garden.

BEDROOM 1 10'4" x 9'0" (3.17m x 2.75m)



Coving, double radiator, upvc double glazed window to front.

TILED 3-PIECE SHOWER ROOM



Comprising walk-in shower area with 'Triton' electric shower, wash hand basin, close coupled w.c., wall mounted electric heater, radiator, non slip flooring, upvc double glazed window.

OUTSIDE

FRONT GARDEN

With lawn, flower beds, shrubs, paved walkway up to front door.

BLOCK PAVED DRIVEWAY



To front provides off road parking for several cars and leads to:

DETACHED SINGLE CAR GARAGE

Double doors to front.

GOOD SIZED REAR GARDEN



With paved areas, lawns, flower beds, shrubs, raised beds, trees, aluminium framed greenhouse.



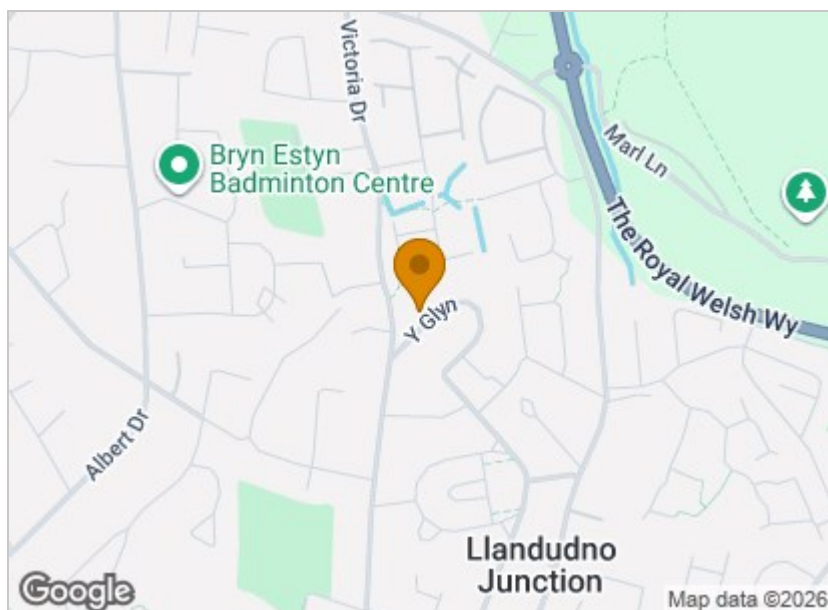
TENURE

The property is held on a FREEHOLD tenure.

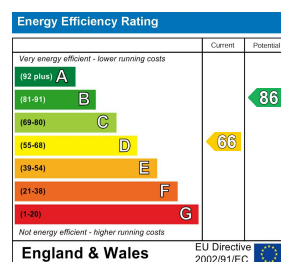
COUNCIL TAX BAND

Is 'C' obtained from www.conwy.gov.uk

Area Map



Energy Efficiency Graph



Directions

From Llandudno Junction Railway Station, proceed toward Conwy through the mini-roundabout, take the next right onto Victoria Drive, follow the road down for approx 500 yards, turn right onto Y Glyn and the property is on the left hand side within 80 yards. A932 03/07/26

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.

