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£795,000



www.bdahomesales.co.uk

THIS EXCEPTIONAL EXECUTIVE DETACHED RESIDENCE IS SITUATED IN A PRIME LOCATION WITH A LARGE GARDEN TO THE REAR OVERLOOKING BODAFON FIELDS AND ACROSS TO LLANDUDNO BAY, THE GREAT ORME AND AS FAR AS ANGELSEY FROM THE FIRST FLOOR AT THE REAR. WITHIN 2 MILES OF LLANDUDNO TOWN CENTRE AND 800 YARDS FROM THE FORESHORE. PENRHYN BAY SHOPPING IS LESS THAN ½ A MILE AWAY WITH LOCAL VILLAGE SHOPS, CO-OP, AND FAMILY PRACTITIONERS CENTRE.

The accommodation briefly comprises:- porch; reception hall; two piece cloakroom; drawing room; open-plan kitchen/dining/family room with modern units and granite worktops; separate utility room with matching units. A staircase leads to first floor landing with a dressing area and patio door leading to a large glass panelled patio with panoramic views; principal bedroom with en-suite 5-piece bathroom including separate shower stall; two further bedrooms both with en-suite facilities and a walk-in closet/box room. The property features gas fired central heating and upvc double glazed windows. Outside – there is a small garden at the front with driveway for off road parking for several cars leading to a double garage; large rear garden with lawn, flower beds, shrubs, trees and patio area which is ideal for families.

The property, when it was extended, had four bedrooms and this could be re-created by the removal of the wall between the en-suite from Bedroom 2 and the closet/box room.

The property has been comprehensively upgraded over the last twelve years and in our opinion it is well worthy of internal inspection to appreciate it's quality living space.

SOLAR PANELS INSTALLED WITH 12KW's CAPACITY WHICH ALSO FEEDS THE GRID.

FIRST TIME IN THE MARKET SINCE BEING CUSTOM BUILT BY MCNEILL BUILDERS FOR PART OF THE FORTE FAMILY IN THE MID 1950's.

The accommodation comprises:

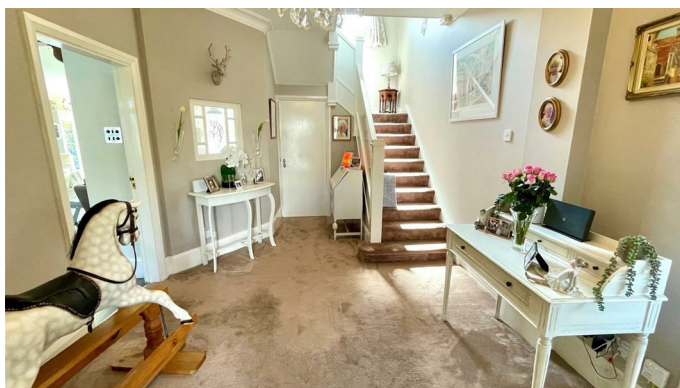
Oak front door with decorative light to:

PORCH

Decorative 'Terrazzo' tiled flooring, light.

Inner glazed oak front door to:

RECEPTION HALL



Coving, telephone point, understairs cloaks cupboard with light, shelving, electric meter.

SEPARATE LOW FLUSH W.C.

Fully tiled with 'Whisper Grey' decorative glazed porcelain tiles and flooring, coving, recessed downlighters to ceiling, upvc double glazed window.

SEPARATE WASHROOM

Fully tiled with 'Whisper Grey' decorative glazed porcelain tiles and flooring, wash hand basin with display shelf and drawers, coving, recessed downlighters to ceiling, upvc double glazed window.

DRAWING ROOM 20'7" x 12'2" (6.28m x 3.72m)



Marble fire surround with granite hearth display mantle and coal fire, coving, four wall light points, deep coving, two radiators, upvc double glazed window to front.

Opening to:

DOUBLE ASPECT SUN ROOM 20'0" x 7'0" (6.11m x 2.14m)



With two double radiators, views from the side to the Great Orme, picture window and upvc door over looking rear garden, decorative glazed door through to kitchen.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM



DINING AREA 14'11" x 10'7" (4.56m x 3.23m)



Fitted range of 'Whisper Grey' fronted base, wall, drawer and glass fronted display cabinets with display lighting and shelving, coving, double radiator, 'Karndean' flooring, upvc double glazed window to front.



FAMILY AREA 17'3" x 7'11" (5.26m x 2.42m)



With recessed coal effect gas fire with display mantle over, two wall light points, coving, 'Karndean' flooring, double radiator, bi-folding doors to garden.

Opening to:

KITCHEN/BREAKFAST AREA 21'10" x 14'2" (6.67m x 4.32m)



Fitted range of base, wall, drawer and glass fronted units with granite worktops incorporating 1½ bowl sparkle sink unit with 'Quooker' tap, integrated 'Hotpoint' dishwasher, integrated 'Whirlpool' coffee machine, space for American style fridge/freezer, 'Rangemaster' double cooker and five ring gas hob with hot plate, granite sparkle splashback and uprights, oak central island with integrated microwave, power points, drawers and cupboards. Kitchen area with underfloor heating. Breakfast area with sparkle granite worktops, recessed downlighters to ceiling, 'Karndean' flooring.

Glazed door to:

UTILITY ROOM 10'5" x 7'4" (3.2m x 2.26m)



Built-in storage cupboards, office area, 'Belfast' style sink and mixer tap, plumbing for automatic washing machine, wood effect flooring, recessed downlighters to ceiling, wall tiling, two gas fired central heating/hot water boilers and hot water tank, upvc double glazed window.

A staircase from the Reception Hall leads to:

FIRST FLOOR LANDING



With decorative upvc double glazed stained glass window, coving, recessed downlighters, access to roof space, double radiator, three built-in double cupboards with hanging rails and shelving, upvc double glazed access door to the balcony.

VIEW FROM BALCONY



DOUBLE ASPECT BEDROOM 1 20'8" x 12'1" (6.30m x 3.70m)



Coving, recessed downlighters, two double radiators, upvc double glazed window to front, sliding upvc double glazed doors to balcony.

VIEW FROM BALCONY



5-PIECE BATHROOM 9'8" x 8'5" (2.96m x 2.57m)



In white, comprising panel bath with mixer tap and shower, large shower stall with drench shower, twin vanity wash hand basin and mirrored cabinets with lighting, shaver point, ladder style towel rail, close coupled w.c., wall tiling, 'Karndean' flooring, coving, under floor heating, upvc double glazed window to front.

BEDROOM 2 14'10" x 10'11" (4.53m x 3.33m)



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

3-PIECE EN-SUITE BATHROOM 13'1" x 5'9" (4.01m x 1.76m)



In white with corner 'Jacuzzi' bath, pedestal wash hand basin, tiled splashback, close coupled w.c., coving, extractor, double radiator, tile effect flooring, upvc double glazed window to front.

DOUBLE ASPECT BEDROOM 3 13'0" x 10'1" (3.98m x 3.08m)



Plus built-in triple mirrored front wardrobe with sliding doors, recessed downlighters, double radiator, side window with views to Great Orme, upvc double glazed window to rear.

VIEW FROM BEDROOM 3



JACK AND JILL 3-PIECE EN SUITE SHOWER ROOM



With multi function shower, vanity wash hand basin, close coupled w.c., coving, recessed downlighters, ladder style towel rail, upvc double glazed window.

WALK IN CLOSET/BOX ROOM

Closet with built-in wardrobes with hanging rails and shelving.

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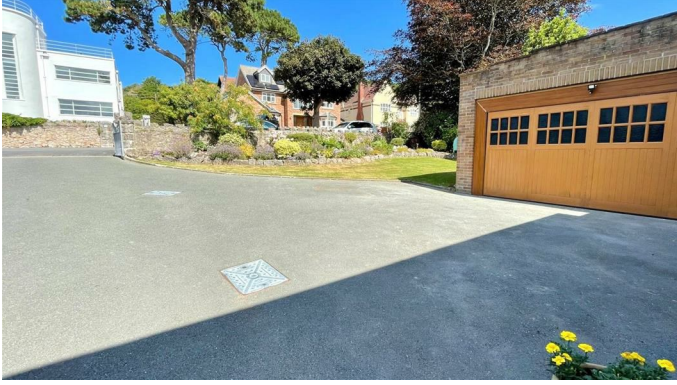
Bedroom 2 En-Suite Shower Room and the Walk-in Closet/Box Room were a 4th Bedroom and could easily be altered back.

OUTSIDE

FRONT GARDEN

Lawns, flower beds, shrubs.

DRIVEWAY



For off road parking for several cars leads to:

DETACHED DOUBLE GARAGE 17'5" x 17'2" (5.32m x 5.24m)

With automatic up and over door, power and light, solar panel system, side personal door, potting shed to the rear.

SIZEABLE REAR GARDEN

With lawn, flower beds, shrubs and trees. Ideal for a growing family.



SUMMER HOUSE



FULL WIDTH PATIO

Overlooking Bodafon Field and Nant y Gamar.



SIDE PATIO



TENURE

The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

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



GARDEN VIEW FROM BALCONY



VIEW FROM BALCONY

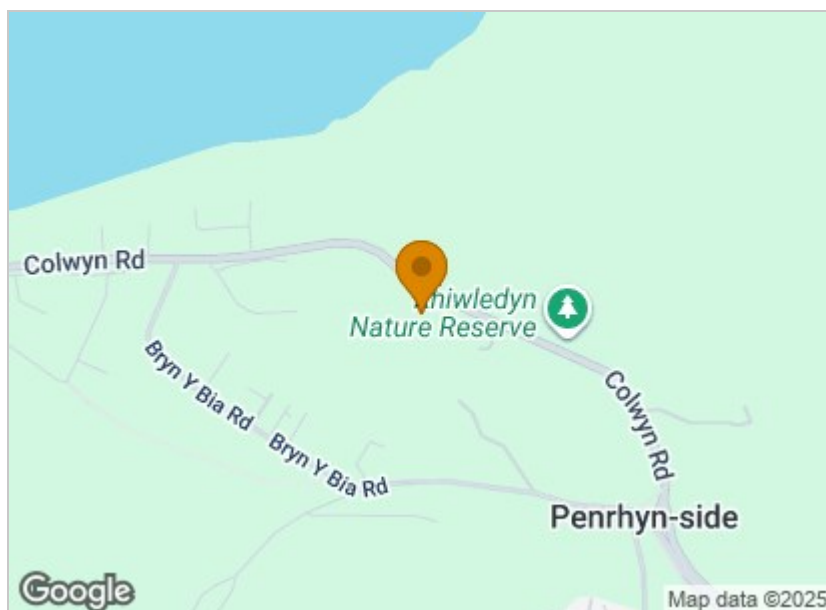




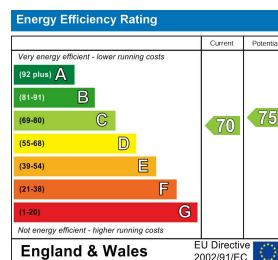
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Total area: approx. 289.6 sq. metres (3117.2 sq. feet)

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, turn 3rd right into Bryn y Bia Road, continue along the road for approximately 250 yards and the property is on the right hand side. A747 25/07/25 Rev 02/09/25

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.

