# 35 Plas Tudno

Llandudno LL30 3ER

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

# 35 Plas Tudno

## Llandudno LL30 3ER

## £369,950

An immaculately presented and thoughtfully refurbished 3 bedroom detached family home, occupying a desirable cul-de-sac position within an established and sought-after residential development in Penrhyn Bay.

VIEWING HIGHLY RECOMMENDED

Tenure: Freehold - EPC: D : Council Tax: E

Enjoying an open front aspect with far-reaching views towards the hillside beyond the Conwy Valley, this attractive home offers both style and practicality in equal measure.

The property has been significantly improved by the current owners, resulting in a beautifully appointed interior finished to a high standard throughout. The welcoming entrance hall leads through to a spacious and light-filled lounge, perfect for relaxing or entertaining, while to the rear, a superb open-plan kitchen and dining area forms the heart of the home. This contemporary space is fitted with quality units, generous work surfaces, and integrated appliances, with French doors opening directly onto the rear garden—ideal for modern family living.

To the first floor are three well-proportioned bedrooms, including a stylish principal bedroom with en-suite shower room, complemented by a modern family bathroom, all presented with tasteful décor and quality fittings.

Gas central heating, double glazing throughout, and a highly convenient location close to local amenities, schools, and transport links.

Viewing is highly recommended to fully appreciate the quality and setting of this exceptional home.

## Location

The property enjoys a popular position within Penrhyn Bay, conveniently located for shops, schools, the promenade and coastal walks, while also being a short drive from Llandudno, Rhos-on-Sea and Colwyn Bay.

### The Accommodation Affords:
(Approximate measurements only)

### Covered Front Entrance
Composite double glazed front door leading to Reception Hall, turned balustrade and spindle staircase leading off to first floor level, understairs storage cupboard, radiator and cover, coved ceiling.

### Cloak Room
Modern suite comprising concealed cistern w.c. vanity washbasin, attractive wall tiling, radiator, uPVC double glazed window to front.

### Lounge 10'7" x 14'8" (3.25m x 4.49m)
Feature fireplace surround with log effect electric fire, radiator, coved ceiling, TV point, uPVC double glazed window overlooking front enjoying open aspect and mountain views.

### Open Plan Kitchen/Dining Area: 19'1" x 12'4" (5.82m x 3.77m )
Dining area: Vertical contemporary column style radiator, coved ceiling, uPVC double glazed French doors leading onto rear patio, porcelain tiled flooring.

### Kitchen
Fitted range of modern base and wall units with composite worktops, moulded drainer with 1.5 bowl inset sink with mixer tap, integrated dishwasher, peninsular breakfast bar and base unit, AEG four plate induction hob, stainless steel and glazed extractor hood above, attractive coloured glass splashback and backplate, split level double oven and grill, integrated larder fridge, contemporary column style vertical radiator, inset spotlighting, uPVC double glazed window overlooking rear garden. Doorway leading through to Utility Room.

### Utility Room 8'0" x 6'6" (2.44m x 2.0m)
Fitted worktops and base units, shelved unit, plumbing for automatic washing machine, inset circular bowl with mixer tap, wall mounted Baxi combi central heating boiler, uPVC double glazed window and door leading to outside, tiled floor. Doorway leading through to integral car garage.

### First Floor Landing
Access to roof space, built in linen/airing cupboard with radiator, slatted shelving.

### Bedroom 1 10'8" x 12'5" (3.26m x 3.79m)
uPVC double glazed window overlooking front with open aspect and views to surrounding hillsides and down the Valley to the mountain range. Double panel radiator.

### En-suite Shower Room 5'2" x 7'6" maximum (1.59m x 2.3m maximum)
Three piece suite comprising; concealed cistern w.c. vanity washbasin, recessed shower enclosure with glazed screen and tiled surround, ladder style heated towel rail, uPVC double glazed window, extractor fan, inset spotlighting.

### Bedroom 2 9'1" x 10'8" (2.79m x 3.26m)
Radiator, uPVC double glazed window overlooking rear, built-in wardrobes along one wall.

### Bedroom 3 8'7" x 9'2" (2.63m x 2.81m)
uPVC double glazed window overlooking rear, radiator.

### Bathroom 5'6" x 8'6" (1.68m x 2.6m)
Three piece suit comprising; panelled bath with folding shower screen, shower above, vanity washbasin, low level w.c. chrome ladder style heated towel rail, air vent, inset spotlighting, uPVC double glazed window overlooking front.

## Outside

The property occupies a delightful corner plot with a long driveway providing ample off-road parking, open front aspect, attractive lawned garden with established shrubs and plants, outside water tap, lighting, side access leading to landscaped rear garden on two levels with lawned garden, paved area with Arbour, seating area enjoying a sunny aspect. Well established flower and shrub borders, large newly laid flagged patio area extending along the rear of the property and to the back of the Garage. 2 gated side access to the rear garden, Outside storage area.
Garage (5.11m x 2.67m) with up and over door, water and electric connection.

## Services

Mains water, electricity, gas and drainage are connected to the property.

## Viewing

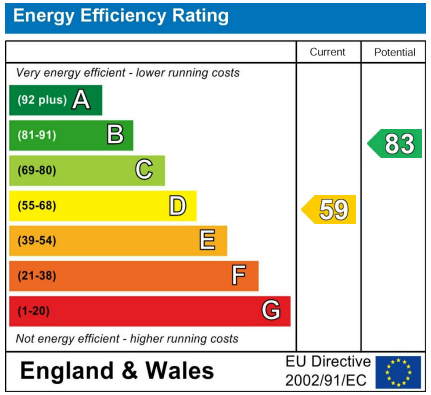
By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500

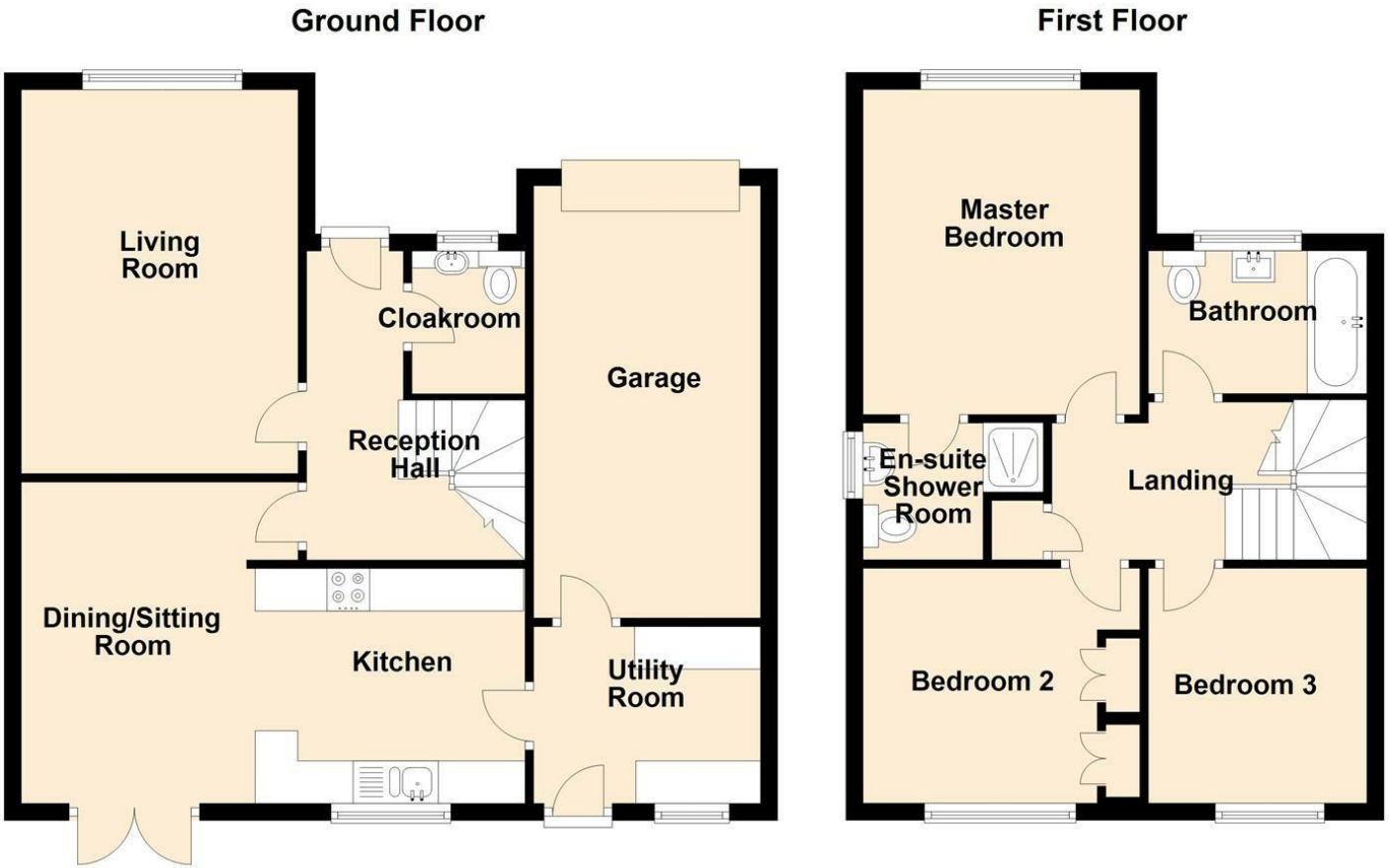
## Proof Of Funds

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

## Council Tax Band:

Conwy County Borough Council tax band E

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