

**Bryan Davies
+ Associates**

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**AUCTIONEERS
●
ESTATE AGENTS**

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Craigwen, Ffordd Wiga, Glanwydden, Llandudno Junction, Conwy, LL31 9JT



£195,000

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www.bdahomesales.co.uk

THIS THREE BEDROOM LATE VICTORIAN SEMI DETACHED COTTAGE IS IN NEED OF MODERNISATION - situated in the popular Glanwydden area, within easy walking distance of the very popular Queens Head Restaurant/Public House. A mile of Penrhyn Bay Village Shops, Including Co-Op, Medical Centre, Schools and the foreshore in Penrhyn Bay, The accommodation briefly comprises:- hall; sitting room with arch to dining area; kitchen; rear porch/utility room; 2-piece cloakroom; first floor landing; 3 bedrooms and a 3-piece disabled shower room. Outside - there are gardens to the front, side and rear. Brick paved driveway for off road parking for 2 cars

FROM THE FIRST FLOOR ELEVATION THERE ARE LOVELY RURAL VIEWS TOWARDS PENRHYN BAY AND PENRHYNSIDE

THE PROPERTY IS IN NEED OF MODERNISATION

AS WE ARE UNABLE TO TEST THE SERVICES AT THE PROPERTY WE CANNOT COMMENT ON THE WORKING STATUS OF THE HEATING AND ANY APPLIANCE

The Accommodation Comprises:-

Upvc FRONT DOOR to:-

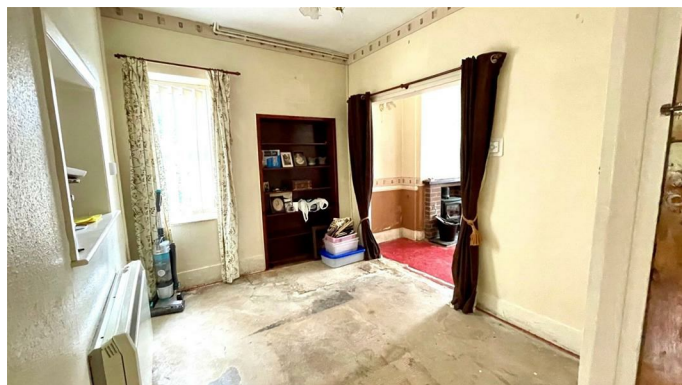
SMALL HALL

SITTING ROOM 11'10" x 8'8" (3.63m x 2.66m)



Fire surround with log burning stove, electric heater, upvc double glazed window. Arch to:-

DINING AREA 13'1" x 8'7" (3.99m x 2.62m)



Upvc double glazed window, electric heater, under stairs cupboard.

SITTING ROOM TO DINING ROOM



KITCHEN 10'3" x 10'1" (3.13m x 3.09m)

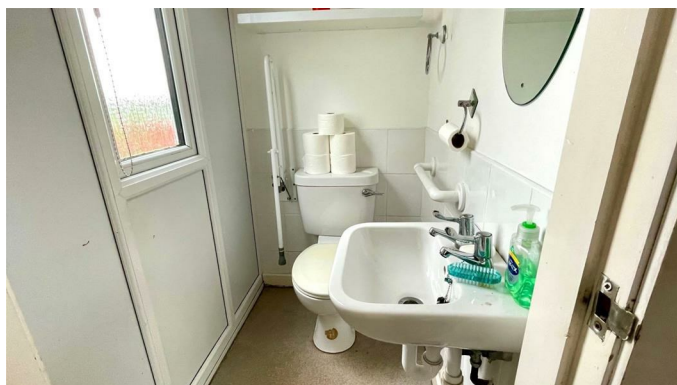


Range of base, wall and drawer units, built-in oven, 4 ring ceramic hob and cooker hood, wall tiling, floor tiling, electric panel heater, upvc double glazed window.

REAR PORCH/UTILITY

With plumbing for a wash machine and upvc double glazed rear door.

SEPARATE 2-PIECE CLOAKROOM



In White, fan heater, upvc double glazed window.

FIRST FLOOR LANDING

Electric heater, airing cupboard with cylinder tank.

BEDROOM 1 12'7" x 11'0" (3.86m x 3.36m)



Electric heater, upvc double glazed window, open rural views.

VIEW FROM BEDROOM 1



BEDROOM 2 10'5" x 8'6" (3.18m x 2.61m)



Upvc double glazed window, electric heater.

BEDROOM 3 9'6" x 6'4" (2.92m x 1.94m)



Upvc double glazed window.

SHOWER ROOM



Disabled shower with 'Mira' shower, pedestal wash hand basin and close coupled w.c, wall tiling, electric heater, upvc double glazed window, electric heater towel rail.

OUTSIDE

SMALL FRONT GARDEN

With lawn and shrubs. Brick paved driveway with off road parking for 2 cars.

SIDE GARDEN



With lawn, shrubs and garden shed.

SMALL REAR GARDEN



With lawn and shrubs.

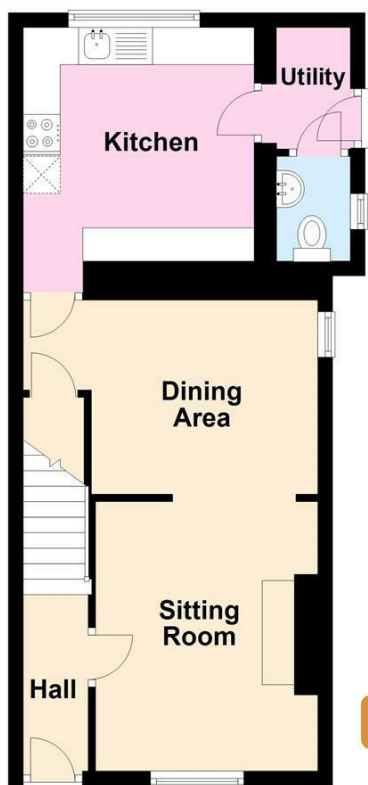
TENURE - FREEHOLD

COUNCIL TAX BAND

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

Ground Floor

Approx. 41.3 sq. metres (445.0 sq. feet)



First Floor

Approx. 41.3 sq. metres (445.0 sq. feet)



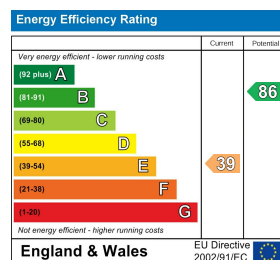
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Total area: approx. 82.7 sq. metres (889.9 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From the Llandudno Office, onto the Promenade, over the Little Orme at the bottom roundabout take the second exit onto Llandudno road, at the mini roundabout turn right onto Llanrhos Road and after the school turn left heading into Glanwydden. Turn right at the Queens Head and next left onto Ffordd Wiga and the property is approximately 300 yards on the right. REF: A514 17/07/24 REV 23/07/24

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: 8.30 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

