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£195,000

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www.bdahomesales.co.uk

THIS GOOD SIZED THREE BEDROOM SEMI DETACHED FAMILY SIZED HOME sits in a slightly elevated position with distant views to Conwy Mountains, Llangwstennin, The Obelisk at Bryn Pydew, and is close to local shops and easy access to the A55 Expressway.

The accommodation briefly comprises:- covered porch; entrance hall; lounge with archway to dining area; kitchen; first floor landing; principal bedroom with built-in wardrobes and views; good sized second bedroom; third bedroom with built-in cupboard; two piece bathroom with over bath shower; and separate w.c. The property features gas fired central heating and upvc double glazed windows. Outside - front garden with lawn, shrubs, flower beds; large terraced rear garden with shrubs, patio and decked areas with views, two garden stores. There is a separate single car garage adjacent to the property accessed via a separate cul-de-sac.

The accommodation comprises:

SIDE ASPECT UPVC DOUBLE GLAZED PORCH
With shelving and seating.

Upvc double glazed door to:

ENTRANCE HALL

Understairs storage cupboard with light, double radiator, upvc double glazed window with open views to the front.

LOUNGE 15'3" x 11'8" (4.67m x 3.57m)



Pine fire surround with display mantle, marble back and hearth with inset coal effect gas fire, radiator, coving, wall light point, double radiator, upvc double glazed window to front with open views opening through to:



DINING ROOM 9'1" x 8'2" (2.78m x 2.49m)



Serving hatch to kitchen, radiator, wall light point, upvc double glazed window to rear.

KITCHEN 11'6" x 8'1" (3.51m x 2.48m)



Fitted range of lime oak effect fronted base, wall and drawer units with round edged worktops incorporating single drainer sink unit, integrated 'Whirlpool' electric oven and four ring electric hob with cooker hood over, plumbing for dishwasher washing machine, space for dryer and fridge/freezer, wall mounted 'Ideal Classic' gas fired boiler serving heating and hot water, wall tiling, panelling to ceiling, wood effect flooring, upvc double glazed window to rear with display sill.



A staircase from the Entrance Hall leads to:

FIRST FLOOR LANDING

Access to roof space, airing cupboard with hot water tap and shelving.

PRINCIPAL BEDROOM 11'8" x 10'1" (3.56m x 3.08m)



Plus full width fitted oak effect wardrobes and drawers, radiator, upvc double glazed window with open views to front.



VIEW FROM BEDROOM 1



BEDROOM TWO 10'11" x 8'1" (3.35m x 2.48m)



Plus wardrobes, radiator, upvc double glazed window to rear with views to hillside.

VIEW FROM BEDROOM 2



BEDROOM THREE 8'11" x 5'10" (2.73m x 1.79m)



Built-in overstairs storage cupboard, upvc double glazed window to front with views.

TWO PIECE BATHROOM



In white comprising of 'Mira Sport' electric shower over, plastic wall cladding, radiator, upvc double glazed window.

SEPARATE W.C.

Low flush WC, plastic wall cladding, upvc double glazed window.

OUTSIDE

FRONT GARDEN

Lawned with flower beds and steps up to entrance.

LARGE TERRACED REAR GARDEN



With shrubs, patio and decked areas with views.



GARDEN SHED AND DECKING TOP OF GARDEN



SINGLE CAR GARAGE

There is a separate single car garage adjacent to the property accessed via a separate cul-de-sac.

TENURE

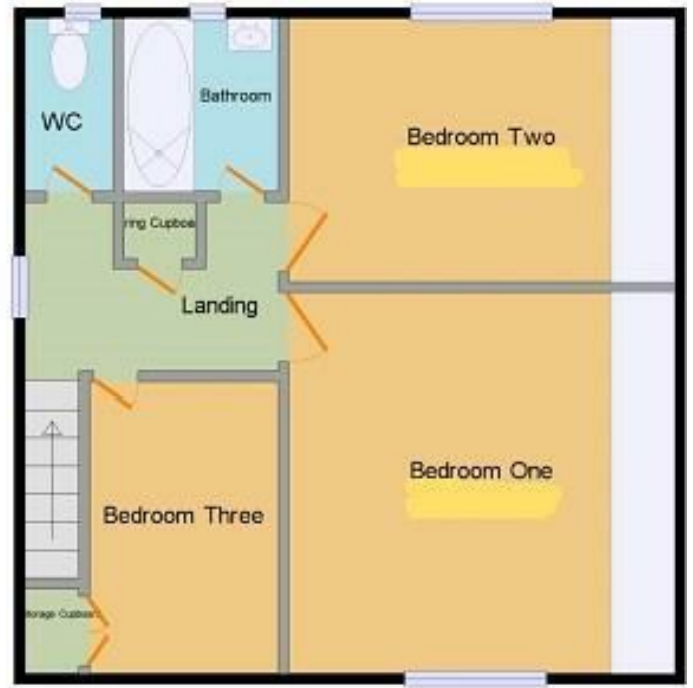
The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

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

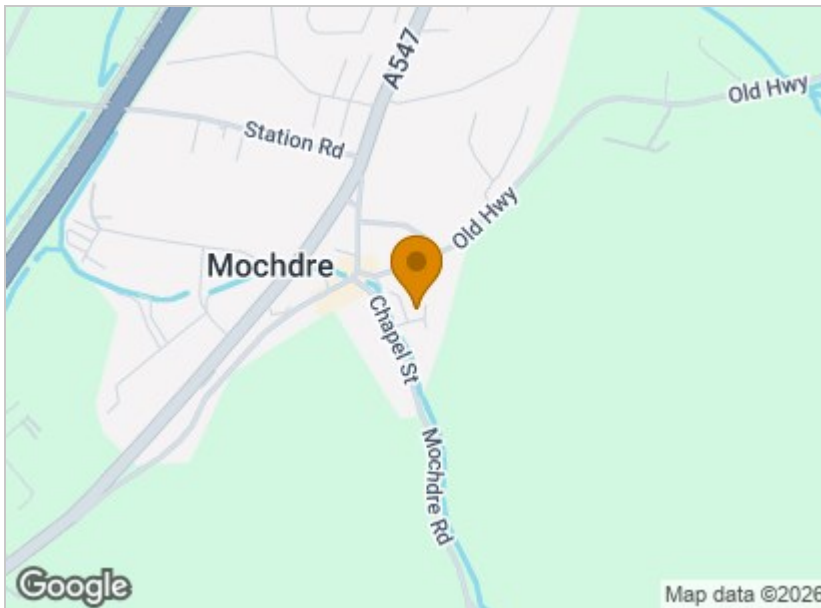


Ground Floor

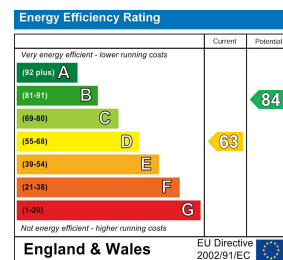


1st Floor

Area Map



Energy Efficiency Graph



Directions

Heading west from the A55 Expressway take Junction 19 for Glan Conwy/Betws y Coed. Take the first exit on the roundabout, then first exit on the next roundabout for A547 Conway Road and continue to Mochdre Village, just by the shops turn right onto Old Conway Road, 2nd left after the Mountain View pub onto Chapel Street, next left onto Heol Fryn and the property is at the top of the cul de sac in front of you. A964 18/09/26

We will be pleased to arrange a viewing of this Home

01492 875125

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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.

