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AUCTIONEERS
•
ESTATE AGENTS

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Ormesby, Sylva Gardens North, Craig y Don, Llandudno, Conwy, LL30 1BP

No Onward Chain £250,000

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THIS SIZEABLE TWO BEDROOM DETACHED DOUBLE FRONTED BUNGALOW is in need of comprehensive modernisation, situated on the level and within walking distance of Co-op, Craig y Don Medical Centre, Chemist, Community Centre, bus services to Rhyl, Rhos on sea, Colwyn Bay and Llandudno and approximately 1½ miles of Llandudno Town Centre. The accommodation briefly comprises:- porch; reception hall; lounge with bow window; kitchen/dining room; small utility room; 2 double sized bedrooms; 3-piece bathroom with overbath shower. The property features double glazed windows. Outside - long drive for off road parking for several cars leads to an attached single car garage. Rear garden with lawn, shrubs, trees and fruit trees.

THE GAS SUPPLY HAS BEEN CUT OFF TO THE PROPERTY

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 Double Glazed Double Opening FRONT DOORS to:-

PORCH

Tiled floor, inner glazed door to:-

RECEPTION HALL

Beamed ceiling, double glazed window.

LOUNGE 18'0" x 14'7" (5.49m x 4.46m)

Plus upvc double glazed bow window, stone fireplace with tiled hearth and display shelves to recess, display mantle, 2 wall light points, parquet flooring.

KITCHEN/DINING ROOM

KITCHEN AREA 15'0" x 11'5" (4.59m x 3.48m)

With base, wall and drawer units, round edge worktops, stainless steel double drainer sink unit, integrated double oven and hob, wall tiling.

DINING AREA

With tiled fireplace and hearth, airing cupboard with hot water tank. Access to roof space, upvc double glazed windows and double glazed door to the rear garden.

UTILITY ROOM

With wall units, worktops, wall tiling.

REAR PORCH

With storage cupboards, glazed windows and door to garden.

BEDROOM 1 17'10" x 11'7" maximum overall (5.46m x 3.54m maximum overall)

Plus upvc double glazed bow window, upvc double glazed window to the front.

BEDROOM 2 14'7" x 12'4" maximum overall (4.46m x 3.78m maximum overall)

Plus upvc double glazed bow window to the rear, parquet wood flooring, telephone point.

3-PIECE BATHROOM

Comprising brown coloured suite, panel bath, pedestal wash hand basin, close coupled w.c, wall tiling, wall panelling, extractor, upvc double glazed window, wood effect flooring.

OUTSIDE

A long walled driveway to the property provides ample parking for several cars and leads to:-

ATTACHED GARAGE 19'7" x 9'0" (5.97m x 2.76m)

Double opening metal doors to the front, glazed window, integral door to the garden.

FRONT GARDEN

With shrubs, lawn, trees, decorative chippings, seating areas.

GOOD SIZED REAR GARDEN

With lawns, shrubs, apple and pear trees, garden shed, shrubs, tool store. Access to the rear of the garage.

TENURE - FREEHOLD

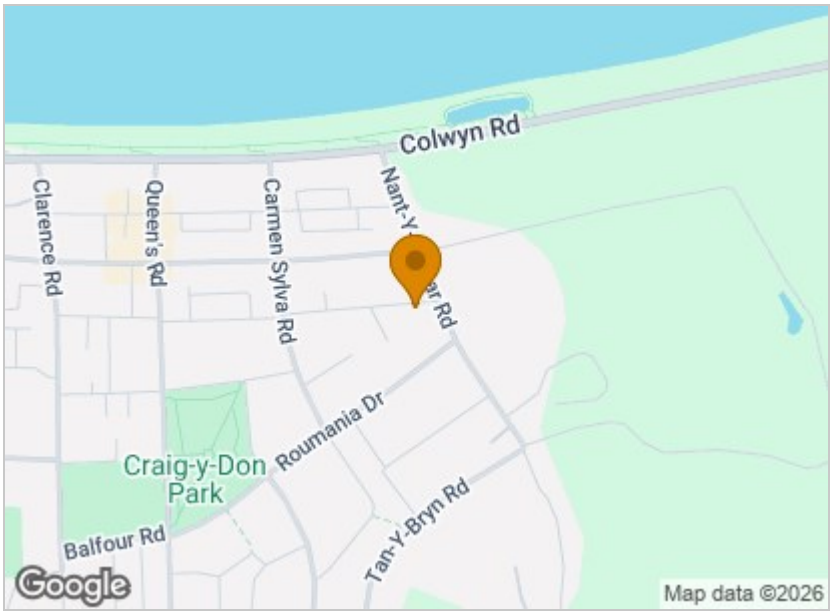
COUNCIL TAX BAND
Is 'F' obtained from www.conwy.gov.uk

Ground Floor

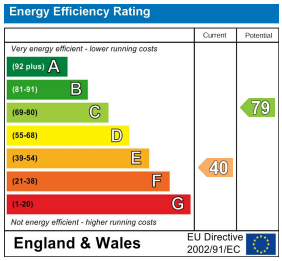
Approx. 120.1 sq. metres (1292.7 sq. feet)

Total area: approx. 120.1 sq. metres (1292.7 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed to the Promenade, turn right after the ATS Garage just before Bodafon Fields onto Nant y Gamar Road, take the 2nd turning on the right into Sylva Gardens North and the bungalow can be viewed on the left hand side up a long driveway within 70 yards. REF: A895 30/04/26 REV 05/08/26

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.

For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.