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**21 Bryn Lupus Drive, Llanrhos, Llandudno, Conwy,
LL30 1SF**



Offers In The Region Of £330,000

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www.bdahomesales.co.uk

THIS BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED DORMER BUNGALOW is situated in a very pleasant cul-de-sac on a good sized landscaped garden, within ¼ of a mile of local shop and 2 miles of Llandudno. The accommodation briefly comprises:- front door to hall; lounge with views to the hills in the distance; kitchen with a range of modern units; ground floor principal bedroom with built-in wardrobes and a 3-piece shower room; staircase from the hall leads to the first floor landing; 2 double sized bedrooms. The property features gas fired central heating from a combination boiler, upvc double glazed replacement window units and 'Karndean' flooring to the ground floor. Outside - landscaped garden to the front and drive for off road parking to a single car garage. Good sized rear garden with lawn, flowerbeds and shrubs, aluminium framed greenhouse and separate tool store.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED.

The Accommodation Comprises:-

SIDE ASPECT DOUBLE GLAZED COMPOSITE DOOR to:-

HALL

Built-in cupboard with display shelf, 'Karndean' wood effect flooring, understairs storage cupboard with fuse board and electric meter, radiator.

LOUNGE/DINING ROOM 16'8" x 11'11" (5.10m x 3.64m)



Wall mounted electric pebble effect fire with display shelf, t.v point, coving, 'Karndean' wood effect flooring, coving, double aspect upvc double glazed windows to the front with coloured leaded lights.



VIEW FROM THE LOUNGE



KITCHEN 11'0" x 9'10" (3.37m x 3.02m)



Fitted range of Oak fronted base, wall and drawer units with round edge worktops incorporating 1½ bowl 'Franke' sink unit with mixer taps, integrated double electric oven and 5 ring 'Neff' gas hob with stainless steel 'Neff' canopy over, under unit lighting, wall tiling, plumbing for a washing machine, upvc double glazed window to the rear with display sill, rear porch area with panelled ceiling, recessed downlighters and space for fridge/freezer, upvc double glazed stable type door to the rear garden.



GROUND FLOOR BEDROOM 1 11'11" x 11'10" (3.64m x 3.62m)



Including fitted triple wardrobes with hanging rails and shelving, matching bedside cabinets, chest of drawers and double wardrobe, radiator, upvc double glazed window to the front with display sill.



TILED GROUND FLOOR 3-PIECE SHOWER ROOM



Comprises corner shower with mains shower, mixer tap, vanity wash hand basin, close coupled w.c, Quartz display shelf, 'Karndean' flooring, panelled ceiling with recessed downlighters, ladder style towel rail, 2 upvc double glazed windows with display sills.

A staircase from the entrance hall leads to the:-

FIRST FLOOR LANDING



Upvc double glazed window to the rear with display shelf on the half landing, radiator, upvc double glazed window to the front on the first floor landing, storage cupboard housing gas fired 'Worcester' combination central heating and hot water boiler.

BEDROOM 2 11'1" x 10'6" - maximum (3.39m x 3.22 - maximum)



Part sloping ceiling, eaves storage cupboards, upvc double glazed window to the front with hillside views, radiator.

BEDROOM 3 11'2" x 10'7" - maximum (3.41m x 3.24m - maximum)



Part sloping ceiling, eaves storage cupboards, radiator, upvc double glazed window with views.

OUTSIDE

FRONT GARDEN

Low maintenance with decorative chippings and slate borders, shrubs, tarmacadam driveway provides off road parking for several cars leads to:-

GARAGE

With up and over door, light and power connected.

REAR GARDEN



Well stocked and landscaped with side gated access, full width patio, shrubs, flowerbeds, decorative slate chippings, lawn, timber garden shed with light and power, garden furniture store, aluminium framed greenhouse with power, outside tap.



TENURE - FREEHOLD

COUNCIL TAX BAND

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

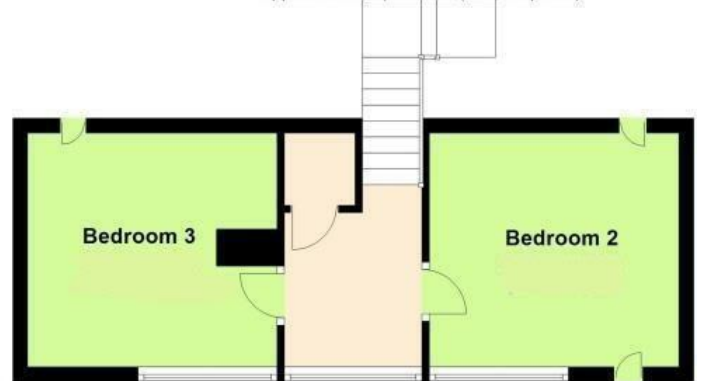
Ground Floor

Approx. 58.9 sq. metres (634.2 sq. feet)

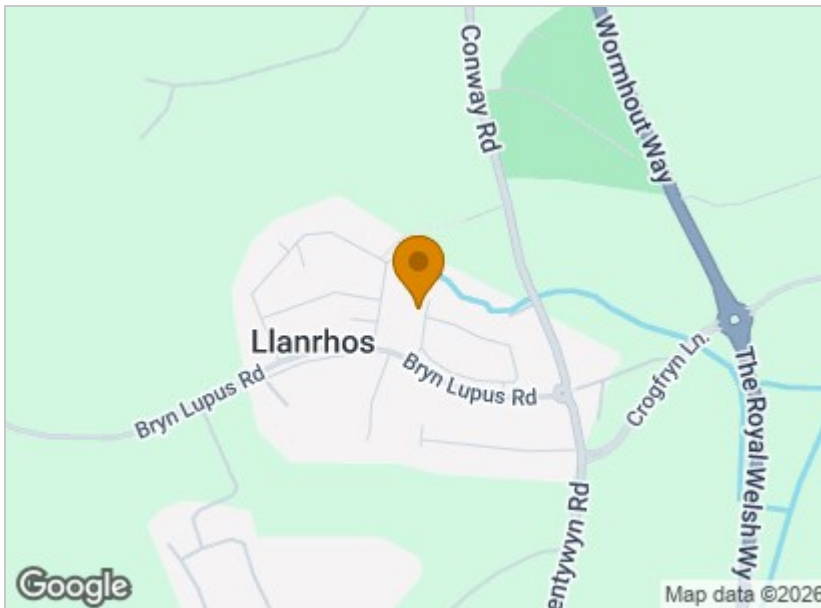


First Floor

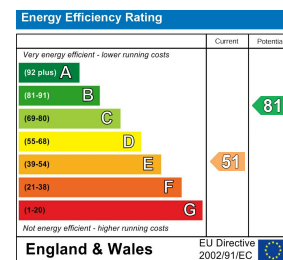
Approx. 27.6 sq. metres (296.6 sq. feet)



Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed around Parc Llandudno and out of the town, up the dual carriageway passing the Links Hotel proceed through the roundabout following the sign for Deganwy to the mini roundabout, turn right onto Bryn Lupus Road, first right into Bryn Lupus Drive, follow the road round to the left and the property is on the left hand side within 120 yards. REF: A878 08/04/26

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.

