

**Bryan Davies
+ Associates**

**4 MOSTYN STREET
LLANDUDNO
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**AUCTIONEERS
●
ESTATE AGENTS**

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**25 Charleston Road, Penrhyn Bay, Llandudno,
Conwy, LL30 3HB**



£220,000

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www.bdahomesales.co.uk

THIS IS A GOOD SIZED TWO BEDROOM SEMI DETACHED BUNGALOW WHICH IS IN NEED OF MODERNISATION. Situated in a popular cul de sac of detached houses and bungalows. Within easy access of Village Shops, Co-Op, Bus Service, Medical Centre and Schools and within easy walking distance of the foreshore in Penrhyn Bay. Approximately 2½ miles of Llandudno Town Centre. The accommodation briefly comprises:- porch; hallway; lounge with bay window; dining room; kitchen; lean-to conservatory; 2 bedrooms; Bathroom. Outside - Off road parking leads to a single car garage and front and rear gardens.

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 half glazed FRONT DOOR into-

Partly Glazed PORCH

Step up to timber FRONT DOOR into:-

HALLWAY

Dado and picture rails, small cupboard housing meters, radiator, mirrored sliding door cupboard housing 'Worcester' gas fired central heating boiler, shelving. Loft hatch access

DOUBLE ASPECT LOUNGE 16'1" x 11'11" (4.91m x 3.64m)



Upvc double glazed bay window, gas fire with timber surround, picture rail.



DINING ROOM 10'9" x 10'5" (3.28m x 3.18m)



Timber fireplace surround, radiator, picture rail.

KITCHEN 12'6" x 11'7" - maximum (3.83m x 3.55 - maximum)



Range of base, wall and drawer units and worktop areas, space for gas cooker, stainless steel sink and double drainer, mixer tap, radiator, timber clad ceiling, partly tiled walls, space for under counter for fridge and freezer. Sliding doors to:-



LEAN TO CONSERVATORY 12'0" x 6'4" (3.66m x 1.94m)



Timber cladding, partial upvc double glazing, timber door to side.

BEDROOM 1 13'4" x 12'1" (4.07m x 3.70m)



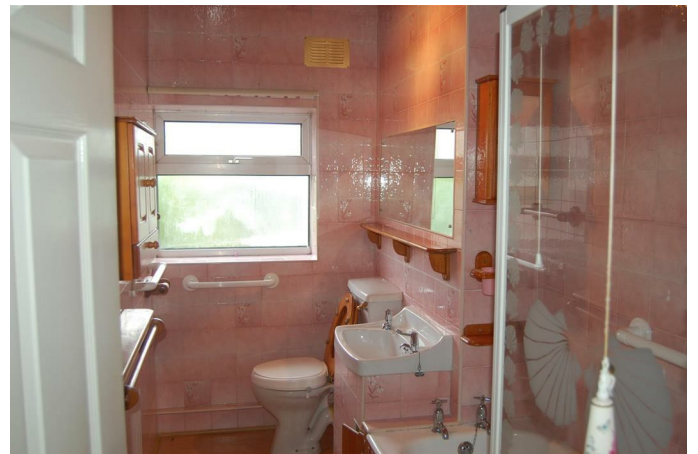
Built-in wardrobe with mirrored sliding doors. built-in sink unit, radiator, picture rails.

BEDROOM 2 10'4" x 9'10" - maximum (3.17m x 3.00m - maximum)



Built-in wardrobes with mirrored sliding doors, radiator, picture rails.

FULLY TILED BATHROOM



Side panelled bath with electric shower and shower screen, pedestal wash hand basin, w.c, radiator, wall mounted heater, timber clad ceiling.

SIDE PORCH (off conservatory)

OUTSIDE

Separate W.C, access door to front driveway, outside tap, upvc door to rear garden.

FRONT GARDEN

Block paved driveway to single garage. Wrought Iron double gates, paving with gravelled beds and planted beds. Dwarf wall boundary.

SINGLE CAR GARAGE

Up and over door, side personal door. Power, light and water.

REAR GARDEN



Mainly paved with side beds, timber garden shed (in need of repair), potting shed.



N.B. THERE IS AN ELECTRICITY SUB STATION ADJACENT TO THE PROPERTY.

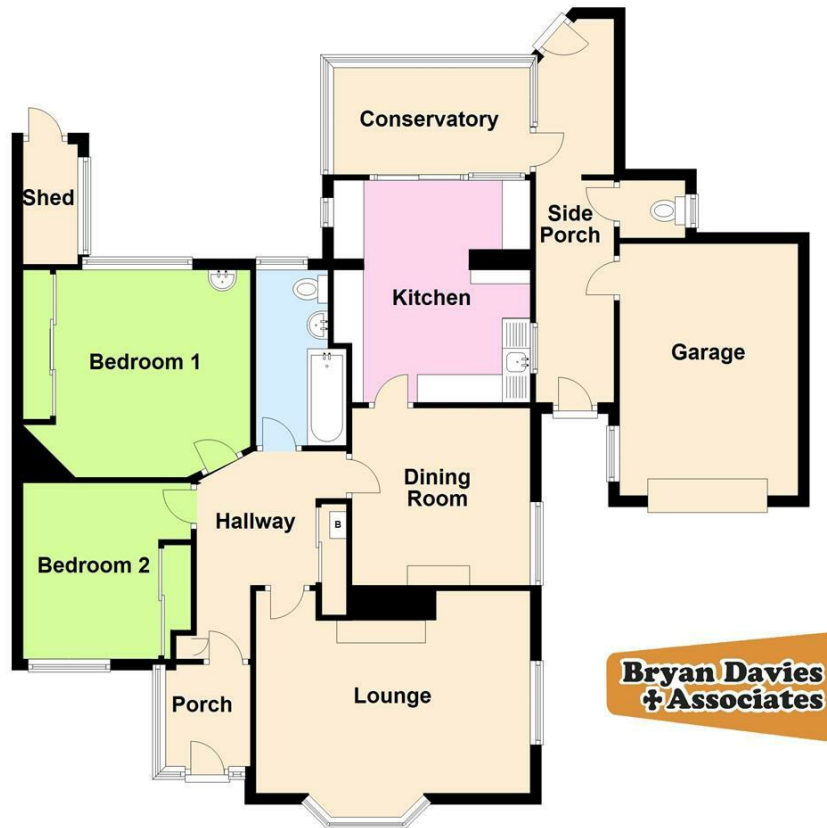
TENURE -
FREEHOLD

COUNCIL TAX BAND

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

Ground Floor

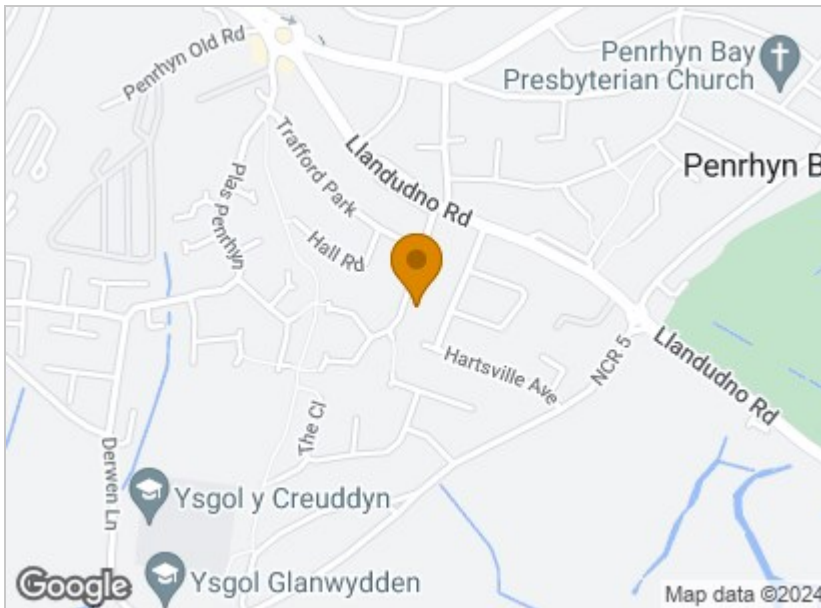
Approx. 119.3 sq. metres (1284.6 sq. feet)



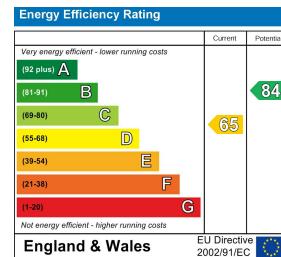
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Total area: approx. 119.3 sq. metres (1284.6 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From the Llandudno Office, onto the Promenade, over the Little Orme onto Llandudno Road, take the first turning on the right into Charleston Road and the property is at the end of the cul de sac on the right hand side. A291 31/10/23 REV 21/11/23

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.

