

email: llanudno@bdahomesales.co.uk

## **9 Llys Gwyn, Penrhyn Bay, Llandudno, Conwy, LL30 3RF**



**No Onward Chain £367,500**



THIS BEAUTIFULLY PRESENTED AND UPDATED THREE BEDROOM DETACHED BUNGALOW is situated in a pleasant cul de sac on the popular Penrhyn Beach Development. Within easy access of village shops, Co-op, bus services, family practitioners centre and chemist, restaurants, secondary and primary school and within an easy walking distance of the foreshore in Penrhyn Bay. The accommodation briefly comprises:- reception hall; lounge; separate dining room; re-fitted kitchen; 3 bedrooms and a 4-piece bathroom with a separate shower stall. The property features gas fired central heating from a modern combination boiler, upvc double glazed windows and has been re-roofed. Outside - easily maintained gardens to the front and rear. Drive for off road parking leads to a single car garage.

**The Accommodation Comprises:-**

**Double Glazed FRONT DOOR to:-**

**RECEPTION HALL**



Radiator, access to roof space, built-in cupboard, separate boiler cupboard with 'Ideal' combination central heating/hot water boiler.

**DOUBLE ASPECT LOUNGE 15'10" x 11'10" (4.85m x 3.61m )**



Gas fire, upvc double glazed window, 2 radiators.



**DOUBLE ASPECT DINING ROOM 10'8" x 8'10" (3.26m x 2.70m )**



Upvc double glazed window, radiator.

**RE-FITTED KITCHEN 11'9" x 8'10" (3.59m x 2.71m )**



Cream gloss fronted base, wall and drawer units with worktops, stainless steel 1 1/2 bowl sink, built-in double oven, 4 ring gas hob, cooker hood, plumbing for a slimline dishwasher, upvc double glazed window, double glazed rear door.



**BEDROOM 3 10'9" x 9'0" (3.28m x 2.76m)**



**BEDROOM 1 13'9" x 8'11" (4.20m x 2.74m )**



Plus built-in wardrobe with sliding mirror doors, upvc double glazed window, radiator.

Upvc double glazed sliding patio door to the rear garden, radiator.

**TILED 4-PIECE BATHROOM**



In White, panel bath, separate shower stall with electric shower, pedestal wash hand basin and close coupled w.c, upvc double glazed window, radiator.



**BEDROOM 2 12'7" x 8'10" (3.84m x 2.71m )**



Including built-in wardrobes with sliding mirror doors, upvc double glazed window, radiator.



## OUTSIDE

### FRONT GARDEN

Lawn, flowerbeds and shrubs. Drive for off road parking leads to:-

### SINGLE CAR GARAGE 17'10" x 8'3" (5.44m x 2.54m )

Up and over door, power and light, rear access door.

## REAR GARDEN



With lawn, flowerbeds, shrubs and patio.



**TENURE - FREEHOLD**

**COUNCIL TAX BAND**

Council Tax is 'E' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

## Ground Floor

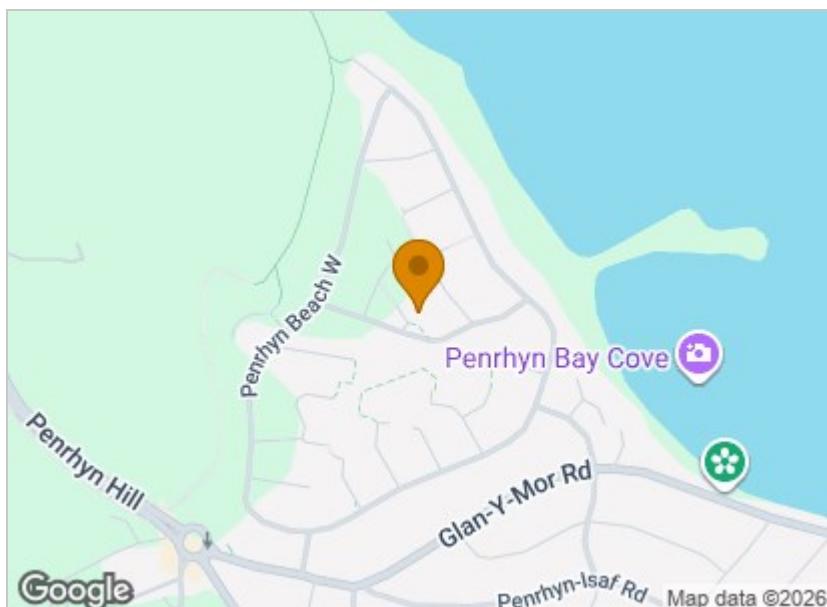
Approx. 102.9 sq. metres (1107.1 sq. feet)



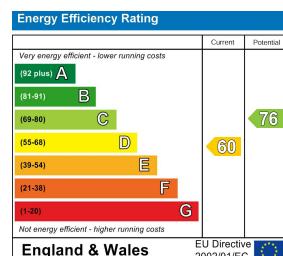
**Bryan Davies  
+Associates**

Total area: approx. 102.9 sq. metres (1107.1 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From our Llandudno office proceed onto the Promenade and turn right heading for Penrhyn Bay, over the Little Orme and down the dual carriageway to the roundabout, take the first exit onto Glan y Mor Road, turn left into Penrhyn Beach, 1st left onto Penrhyn Beach West, follow the road around taking the 4th exit on the right into Lon Mynach, first left into Llys Gwyn and the property is on the right hand side. REF: A847 16/02/26

We will be pleased to arrange a viewing of this Home

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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.

