

**Bryan Davies
+ Associates**

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**AUCTIONEERS
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£360,000

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www.bdahomesales.co.uk

THIS SPACIOUS 2 BEDROOM DETACHED BUNGALOW IS SITUATED ON THE EVER POPULAR PENRHYN BEACH DEVELOPMENT WITHIN EASY WALKING DISTANCE OF THE LOCAL VILLAGE SHOPS, CO-OP, FAMILY PRACTITIONERS CENTRE AND CHEMIST, HAIRDRESSERS, BUS SERVICES TO RHOS ON SEA, COLWYN BAY AND LLANDUDNO, AND APPROXIMATELY 2½ MILES FROM LLANDUDNO TOWN CENTRE.

The accommodation briefly comprises:- porch; hall; two piece cloakroom; open plan lounge/dining room; kitchen/breakfast room leading to conservatory which overlooks the lovely rear garden; inner hall; two double bedrooms with built in wardrobes; three piece bathroom with over bath shower. The property features gas fired central heating from a combination boiler and upvc double glazed windows. Outside beautifully maintained gardens to the front and rear; drive for off road parking leads to a large garage with automatic roller door (9.21m x 2.67m).

The accommodation comprises:-

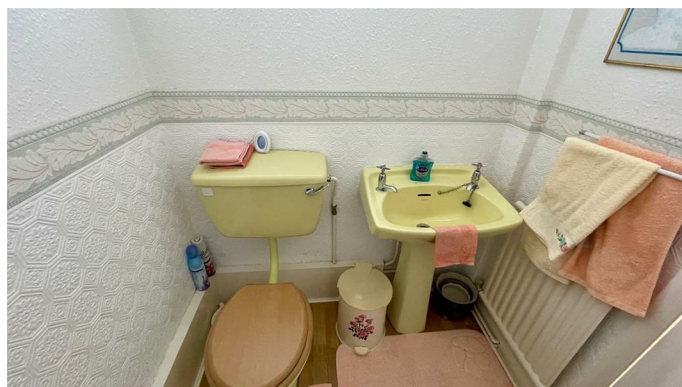
UPVC DOUBLE GLAZED PORCH

Upvc double glazed front door and side window.

HALLWAY

Radiator.

2 PIECE CLOAKROOM



Comprising pedestal wash hand basin, w.c., radiator.

LOUNGE/DINING ROOM 12'9" min 17'0" max x 21'1" (3.89m min 5.19m max x 6.43)



Decorative timber fireplace with tiled back and hearth and inset electric fire, two radiators, three wall light points, upvc double glazed leaded bay window and second upvc double glazed leaded window with views of The Little Orme.

KITCHEN/BREAKFAST ROOM 18'4" x 7'6" (5.59m x 2.30m)



Range of wall, base and drawer units with complementary work tops, tiled splashbacks, space for electric cooker, space for under counter fridge, composite single bowl sink, drainer and mixer tap, space for under counter freezer, radiator, large storage cupboard with shelving.

CONSERVATORY 13'8" x 10'8" (4.19m x 3.26m)

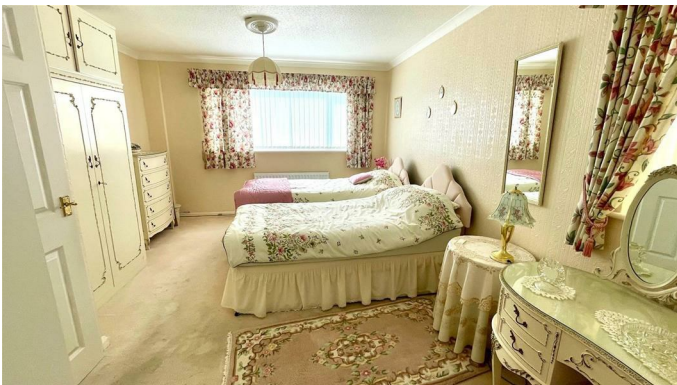


Two wall light points, door into garage, upvc double glazed door to the garden.

INNER HALLWAY

Loft hatch access, airing cupboard with shelving and radiator.

DUAL ASPECT BEDROOM 1 16'10" x 11'10" (5.14m x 3.63m)



Built in wardrobes, top boxes and drawers, radiator, views of rear garden.

BEDROOM 2 13'6" x 8'11" (4.12m x 2.74m)



Built in wardrobe, top boxes and drawers, radiator, views of the rear garden.

BATHROOM



Side panelled bath with electric shower over, pedestal wash hand basin, w.c., airing cupboard housing 'Worcester' gas fired central heating boiler, fully tiled walls.

OUTSIDE

FRONT GARDEN

Large gravelled beds with attractive established trees and bushes.

RESIN DRIVEWAY



For two cars leading to:

GARAGE 30'2" x 8'9" (9.21m x 2.67m)



Electric roller door, power, water and light, space for automatic washing machine, meter boxes, upvc double glazed door leads to:

SMALL GREENHOUSE

Leading to:

REAR GARDEN



Small aluminium greenhouse/lean-to, paved path with seating area, gravelled beds, established trees and bushes, resin pathway, fence boundaries.

COUNCIL TAX

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

TENURE

The property is held on a FREEHOLD tenure.

AWAITING ENERGY PERFORMANCE CERTIFICATE

AWAITING FLOOR PLAN

Ground Floor

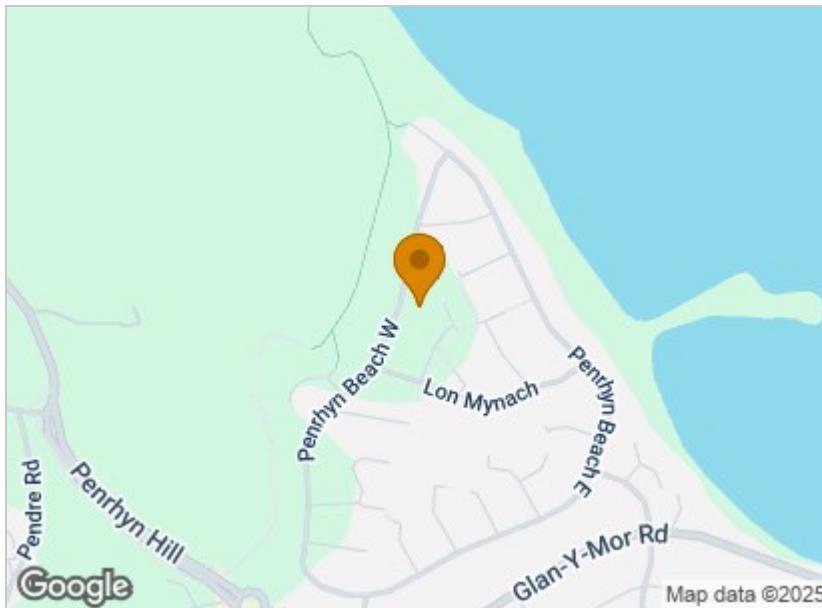
Approx. 134.8 sq. metres (1451.4 sq. feet)

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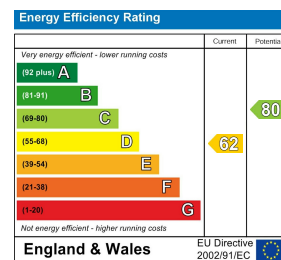


Total area: approx. 134.8 sq. metres (1451.4 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed on to the Promenade and turn right heading for Penrhyn Bay, over the Little Orme and down the dual carriage way to the roundabout, take the first exit on to Glan y Mor Road, turn left into Penrhyn Beach, turn left into Penrhyn Beach West, follow the road down for approximately 300 yards and the property is on the right hand side. Ref A715 31/05/25

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.

