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## Heatherbank Villa, Pendre Road, Penrhynside, Llandudno, Conwy, LL30 3DG



**No Onward Chain £395,000**



[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)

THIS SPACIOUS THREE BEDROOM DETACHED MODERN CHALET BUNGALOW BUILT CIRCA 1987 IS SITUATED IN AN ELEVATED POSITION WITH 180 DEGREE PANORAMIC VIEWS OVER PENRHYN BAY THROUGH TO THE COASTLINE AND MOUNTAINS BEYOND. The accommodation briefly comprises: steps up to front door; reception hall; large lounge; separate kitchen/dining room; utility; principal bedroom with en-suite four piece bathroom; second bedroom leading to a conservatory; three piece bathroom; first floor landing; third bedroom with en-suite three piece bathroom. The property features gas fired central heating from a combination boiler and double glazed windows. Outside - there are gardens which are mainly to the front, side/ rear of the property. There is large integral garage and off road parking.

THE PROPERTY HAS RIGHT OF WAY OVER THE DRIVE LEADING UP TO THE BUNGALOW.

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:

Steps to front up to:

CANOPIED ENTRANCE

Upvc Double Glazed FRONT DOOR

And sidelights to:-

RECEPTION HALL



Floor tiling, wood flooring, dado rail, coving, cornices, cloaks cupboard with hanging rail and shelving, radiator, under stairs storage with shelving and radiator.

DOUBLE ASPECT LOUNGE 21'9" x 19'4" (6.63m x 5.91m)



With decorative coving and cornices, marble effect fire surround and hearth with display mantle and inset gas coal effect fire, tv and telephone point, 2 radiators, 4 wall light points, double glazed sliding patio door to:



BALCONY



With wrought iron balustrade, tiled floor, open views.



Double opening doors from lounge to:

**OPEN PLAN KITCHEN/ DINING ROOM 19'5" x 12'7"**  
(5.92m x 3.84m)



### KITCHEN

With fitted cream fronted base, wall and drawer units with round edge work tops, under unit lighting and corner display shelving, integrated 1½ bowl sink unit and mixer tap, integrated dishwasher, double oven and 4 ring hob, fridge/freezer, spotlights, coving, wall and floor tiling.

### DOUBLE ASPECT DINING ROOM



With wood flooring, coving, dual aspect double glazed windows, telephone point and radiator.

### UTILITY ROOM

With single drainer sink unit, washing machine, 'Worcester' gas boiler for central heating and hot water, stable type door to garden.

**DOUBLE ASPECT GROUND FLOOR BEDROOM 1 14'6" x 10'10"**  
(4.43m x 3.31m)



Including wardrobes and drawers, coving, telephone point, dual aspect double glazed windows, double radiator.

**EN SUITE 4 PIECE BATHROOM 12'3" x 7'2"**  
(3.74m x 2.20m)



White suite with panelled bath, vanity wash hand basin, close coupled wc, bidet, shaver point, extractor, spotlights, floor tiling, radiator, towel rail, double glazed window.

**GROUND FLOOR BEDROOM 2 11'8" x 9'9" (3.56m x 2.99m)**



Coving, double radiator, double opening doors to:

**CONSERVATORY 11'3" x 8'9" (3.43m x 2.68m)**

Tiled floor, upvc double glazed windows and upvc double glazed door to patio area, views.

**TILED GROUND FLOOR 3 PIECE BATHROOM**



White suite with jacuzzi bath with 'Mira' shower over and side screen, pedestal wash hand basin, close coupled wc, ladder style towel rail, extractor, double glazed window, floor tiling, radiator, mirror and display shelving.

**FIRST FLOOR LANDING**

'Velux' double glazed skylight window, built in cupboard with shelves.

**BEDROOM 3 17'1" x 13'5" (5.21m x 4.10m)**



Including built in wardrobe and shelved cupboard, sloping ceiling, 'velux' window, double radiator, wood effect flooring.

**TILED EN-SUITE 3 PIECE BATHROOM**



In white, bath with shower mixer tap, vanity wash hand basin, wc, tiled floor, heated towel rail, upvc double glazed arch window, sloping ceiling.

**A door from the landing leads to:**

An attic storage with partial flooring and light.

**OUTSIDE**



Large garden area mainly to the front and rear/ side with lawns, shrubs and trees, large decked area in need of repair.



### INTEGRAL GARAGE 21'7" x 17'1" (6.59m x 5.23m)



Water, light and power connected, automatic up and over door.



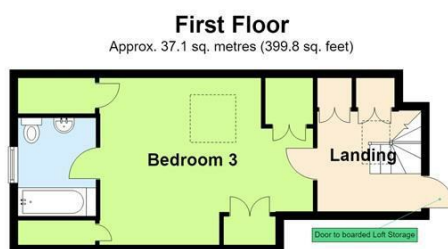
THE PROPERTY HAS RIGHT OF WAY OVER THE DRIVE LEADING UP TO THE BUNGALOW.

### TENURE

The property is held on a FREEHOLD tenure.

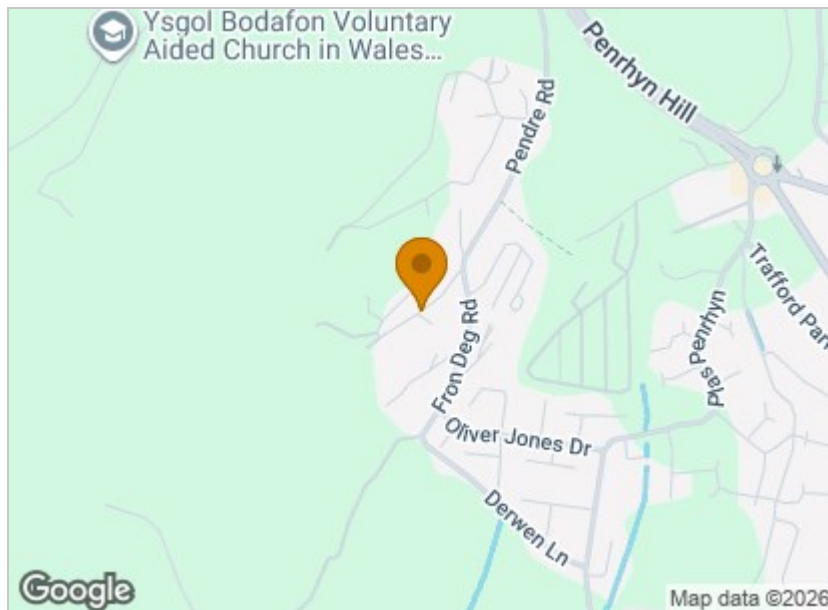
### COUNCIL TAX

Is 'F' as obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

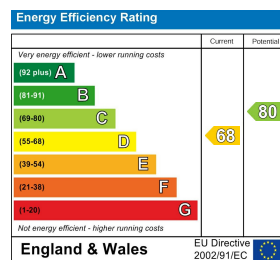


Total area: approx. 215.3 sq. metres (2317.0 sq. feet)

#### Area Map



#### Energy Efficiency Graph



#### Directions

From our Llandudno office head towards Penrhyn Bay, at the top of Penrhyn Hill turn sharp right up to Penrhynside, travel past the Penrhyn Arms, carry on and take the right hand road up the hill, follow the track on the right to the property. Ref A775 17/07/26 Rev 22/07/26

We will be pleased to arrange a viewing of this Home

01492 875125

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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.

