

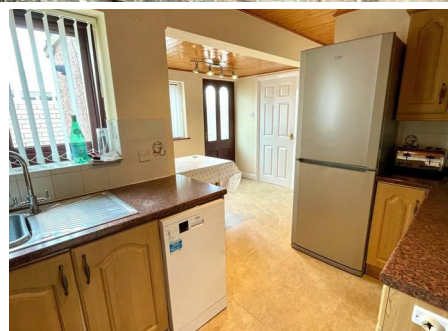
**Bryan Davies
+ Associates**

**4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125**

**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

1 Gwynant Court, Llandudno, Conwy, LL30 1RJ



No Onward Chain £225,000

 2  1  1  E

www.bdahomesales.co.uk

THIS SPACIOUS TWO BEDROOM DETACHED BUNGALOW IS SITUATED ON A CORNER PLOT and within easy walking distance of the local shop, on a bus route and ½ a mile of Llandudno Town Centre with all its amenities. The accommodation briefly comprises: hall; double aspect lounge; kitchen/diner with range of units, built in oven, hob and cooker hood; principle bedroom with built in wardrobes, drawers and bedside cabinets, double size second bedroom and 3 piece wet room. The property features gas fired central heating from a combination boiler and upvc double glazed windows. Outside - front garden with lawn, shrubs and driveway for off road parking leading to double gates for extra secured parking for one more car. Easily maintained rear garden with patio, decorative chippings, decking and fruit trees.

THE PROPERTY IS IN CLEAN ORDER THROUGHOUT AND WELL WORTHY OF INTERNAL INSPECTION.

The Accommodation Comprises:-

FRONT DOOR to:-

HALL

Radiator, upvc double glazed door to rear garden, access to roof space.

DOUBLE ASPECT LOUNGE 17'10" x 10'10" (5.44m x 3.32m)



Mahogany fire surround with over mantle and mirror marble back and hearth, gas coal effect fire, upvc double glazed window, double radiator.



KITCHEN/DINING ROOM



KITCHEN AREA 11'8" x 7'0" (3.57m x 2.14m)



Base, wall and drawer units, round edge worktops, stainless steel sink, built in oven, 5 ring ceramic hob, wall tiling, plumbing for a washing machine and slimline dishwasher, upvc double glazed window.

DINING AREA 8'9" x 7'10" (2.69m x 2.41m)

Upvc double glazed window, 'Ideal Logic' combination gas fired central heating and hot water boiler, rear access door, 2 walk in cupboards.

BEDROOM 1 12'3" x 11'5" (3.74m x 3.48m)



Including built in wardrobe, drawers and bedside cabinets, upvc double glazed window, double radiator.

BEDROOM 2 12'4" x 10'4" (3.76m x 3.17m)



Upvc double glazed window, radiator.

3-PIECE WET ROOM



'Mira Advance' shower, wash hand basin and close coupled w.c, panelling to the shower area, tiling to the residue, upvc double glazed window, double radiator.

OUTSIDE

FRONT GARDEN



With lawn, and shrubs. Drive for off road parking and gate to further secured parking area for another car.

REAR GARDEN



With patio, decking and fruit trees.

TENURE - FREEHOLD

COUNCIL TAX BAND

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

Ground Floor

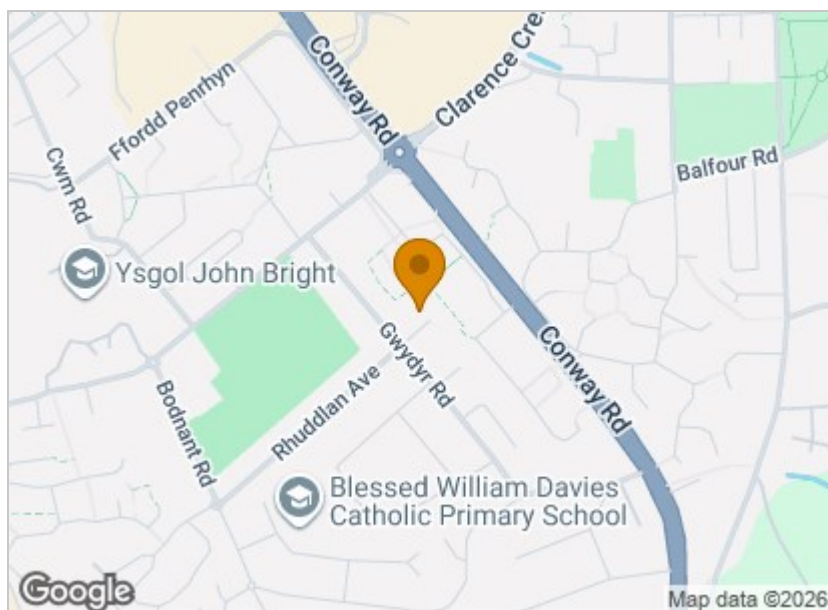
Approx. 80.9 sq. metres (870.4 sq. feet)

**Bryan Davies
& Associates**

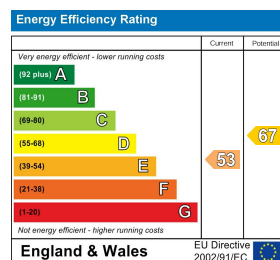


Total area: approx. 80.9 sq. metres (870.4 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed along Mostyn Broadway and around the Parc Llandudno filing into the left hand lane to the traffic lights, turn left as the traffic lights, at the roundabout at the Links Hotel take the third exit onto Maesdu Road, then second turning left onto Gwydyr Road, the property can be viewed on your left hand side in the first cul-de-sac on the corner of Gwynant Court and Gwynant Road. Ref A771 29/08/25 REV 21/01/26

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.

