

**Bryan Davies
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AUCTIONEERS
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2 Bryn Gannock, Deganwy, Conwy, LL31 9UG



No Onward Chain £375,000



www.bdahomesales.co.uk

THIS LOVELY THREE BEDROOM EXTENDED DETACHED BUNGALOW was built (C1986) by MacBryde Homes, situated in a cul de sac of detached executive houses and bungalows and within easy distance of Deganwy Village, shops and beach. Approximately 2 miles of Llandudno. The accommodation briefly comprises:- hall; lounge with double opening doors to dining room; leading to the kitchen with built-in oven, hob, cooker hood, dishwasher; principal bedroom with ensuite 3-piece shower room and double opening doors to a sitting room; 2 further bedrooms and a family bathroom. The property features gas fired central heating, upvc double glazed windows. Outside - easily maintained gardens to the front and rear. Drive for off road parking leading to what was originally a single car garage which has been converted for storage/study.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED

The Accommodation Comprises:-

HALL

Gas fired central heating boiler, cupboard.

LOUNGE 15'5" x 13'5" (4.72m x 4.11m)



With upvc double glazed bay window, wall mounted electric fire, double radiator. Limited view to The Vardre. Double opening doors to:-



DINING ROOM 9'6" x 8'2" (2.92m x 2.51m)



Upvc double glazed window, radiator. Limited view to The Vardre. Arch to:-

KITCHEN 10'9" x 8'2" (3.30m x 2.49m)



Range of modern base, wall and drawer units with round edge worktops, sink, built-in oven, 4 ring hob and dishwasher, upvc double glazed window and side access door.



PRINCIPAL BEDROOM 11'9" x 10'10" (3.60m x 3.32m)



Upvc double glazed window, radiator.



EN-SUITE 3-PIECE SHOWER ROOM



In White, part wall tiling, upvc double glazed window, radiator.

SITTING ROOM 12'0" x 10'5" (3.68m x 3.20m)



Accessed via double doors from Bedroom 1. Bi-fold doors to the rear garden, radiator, access door to the:-



CONVERTED GARAGE/STORAGE/STUDY 12'11" x 7'5" (3.96m x 2.28m)

STORE AREA 7'10" x 2'11" (2.41m x 0.89m)
To the rear.

BEDROOM 2 10'9" x 9'9" (3.30m x 2.99m)



Upvc double glazed window, radiator.

BEDROOM 3 10'0" x 7'3" (3.07m x 2.21m)



Upvc double glazed window, radiator.

3-PIECE BATHROOM



In White, wall tiling, upvc double glazed window, radiator.

FRONT GARDEN

With flowerbeds. Drive for off road parking.

REAR GARDEN



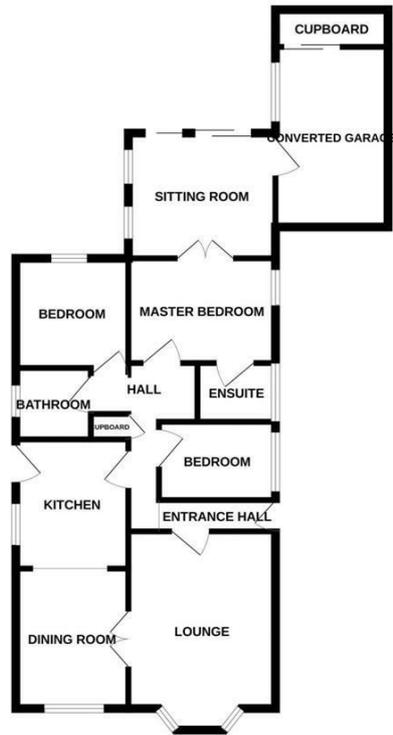
With patio area, flowerbeds.

TENURE - FREEHOLD

COUNCIL TAX

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

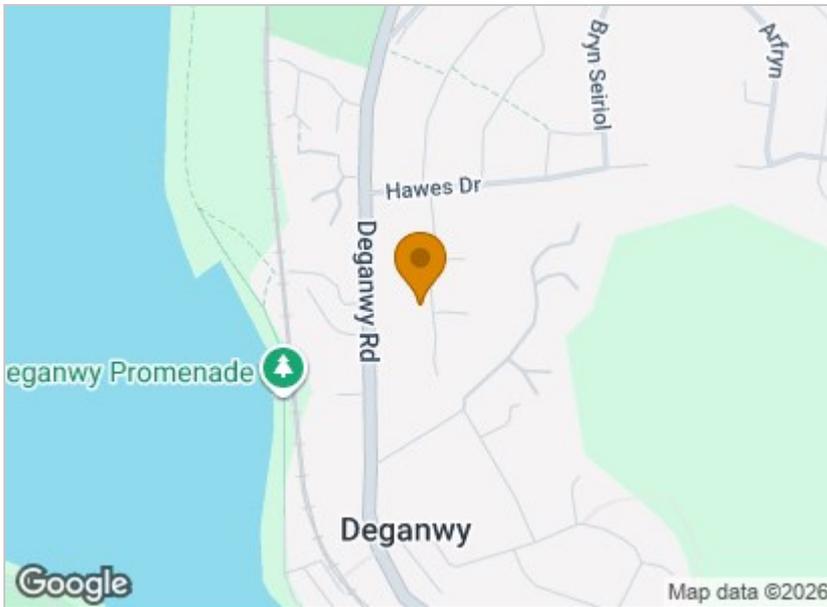
GROUND FLOOR



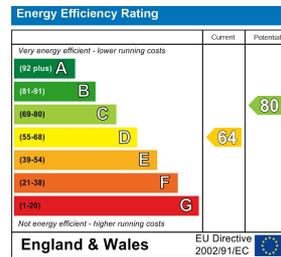
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed north along Mostyn St turn first left onto Trinity Sq, through the traffic lights onto Trinity Avenue at the end of the road by the bollards turn left, onto Bryniau Rd, over the bridge take the second exit at the roundabout for Deganwy after passing the Golf Course on the right hand side take first left into Hawes Dr, first right into Llys Helyg continue along the road into Bryn Gannock and the property is on the right. REF A832 26/01/26

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.

