

**Bryan Davies
+ Associates**

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**AUCTIONEERS
●
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44 Fairfield Close, Penrhyn Bay, Llandudno, Conwy, LL30 3HU



No Onward Chain £279,950

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www.bdahomesales.co.uk

THIS IS A BEAUTIFULLY UPDATED LINK DETACHED TWO BEDROOM BUNGALOW situated at the end of a cul-de-sac within easy access of Penrhyn Bay's village shops, Co-Op, family practitioners centre and chemist, bus services between Colwyn Bay and Llandudno, approximately 2½ miles from Llandudno Town Centre.

The accommodation briefly comprises:- front door to large porch; inner door to hall; triple aspect lounge/dining room; modern fitted kitchen with built-in appliances; two double sized bedrooms and three piece shower room. The property benefits from gas fired central heating from a combination boiler and upvc double glazed windows. Outside – easily maintained gardens to the front and rear; driveway for off road parking leads to integral single car garage.

The accommodation comprises:-

Side aspect double glazed sliding door to:

PORCH

Side access to garage and rear garden.

Steps up to:

FRONT DOOR

With glazed side lights to:

HALL



Coving, telephone point, double cupboard housing 'Worcester' combi central heating and hot water boiler, slatted shelving and top cupboards, wood effect flooring, access to roof space (boarded with light) via pull down ladder.

TRIPLE ASPECT LOUNGE/DINING ROOM 21'10" x 11'11" **(6.68m x 3.64m)**



Marble fire surround with granite hearth, inset coal effect gas fire and display mantle, deep coving, two radiators, triple aspect upvc double glazed windows with views.

KITCHEN 10'5" x 9'8" (3.19m x 2.97m)





Modern fitted grey fronted base, wall and drawer units with wood effect worktops incorporating single drainer sink unit and mixer tap, double 'Samsung' electric oven and four ring 'Lamona' ceramic hob and cooker hood over, integrated 'Lamona' slimline dishwasher, space for fridge/freezer, wall tiling, wooden effect flooring, upvc double glazed window to side, glazed door to:

PORCH

Wood effect flooring, upvc double glazed windows, upvc double glazed side door to garden.

BEDROOM 1 14'7" x 9'6" (4.47m x 2.91m)



Plus fitted cream fronted three double wardrobe and dressing table, coving, radiator, upvc double glazed window to rear.

BEDROOM 2 10'4" x 10'0" (3.15m x 3.07m)



Coving, radiator, upvc double glazed to rear.

TILED 3 PIECE SHOWER ROOM



Comprising large corner shower with mains shower, vanity wash hand basin with display shelving, close coupled w.c., ladder style towel rail, shaver point, extractor, recessed downlighters, floor tiling.

OUTSIDE

FRONT GARDEN

With paved areas with flower beds and shrubs, side access.

DRIVEWAY

To front provides off road parking for up to three cars (dependant on size) and leads to:

SINGLE CAR GARAGE 16'2" x 8'7" (4.93m x 2.62m)

Automatic up and over door, light and power connected, plumbing for a washing machine.

Side access to:

SIDE COVERED AREA

Storage cupboard/tool cupboard, paved walkway, upvc double glazed door to:

REAR GARDEN



With raised paved area, mature flower beds, shrubs, trees, seating area.

TENURE

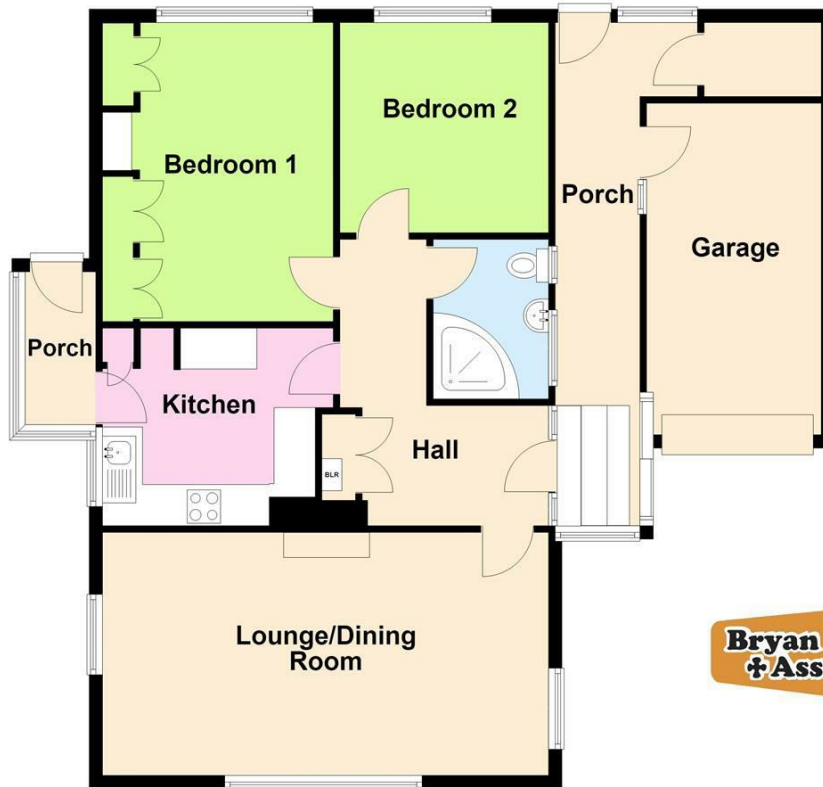
The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

Is 'D' obtained from www.conwy.gov.uk

Ground Floor

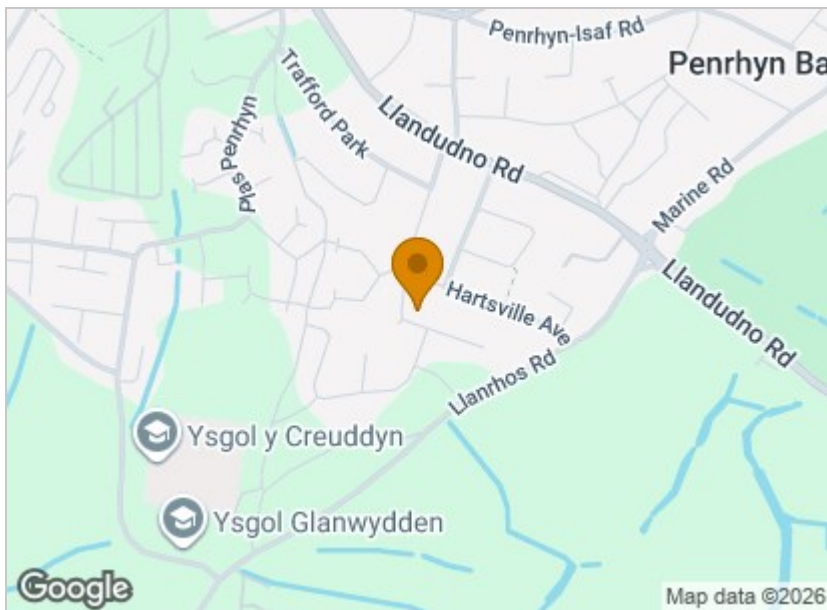
Approx. 105.2 sq. metres (1132.4 sq. feet)



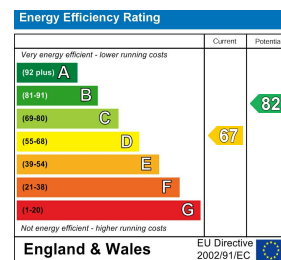
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Total area: approx. 105.2 sq. metres (1132.4 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed onto the promenade turning right heading for Penrhyn Bay, passing Bodafon Fields over the Little Orme and at the roundabout take the 2nd turning into Llandudno Rd, proceed down to the roundabout and turn right onto Llanrhos Rd, take the 2nd right onto Fairfield Close, at the T-Junction, turn right, next left and the property is on the right hand side. A930 29/06/26

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.

