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+ Associates**

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**AUCTIONEERS
●
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No Onward Chain £315,000



www.bdahomesales.co.uk

THIS SPACIOUS TWO/THREE BEDROOM DETACHED BUNGALOW is situated on the ever popular Penrhyn Beach Development abutting Mountbatten Green to the rear, in a lovely cul de sac position within easy walking distance of the local village shops, Co-op, cafes, bus services, family practitioners centre and chemist.

The accommodation briefly comprises:- front door to small porch; hall; lounge; separate dining room/third bedroom; kitchen; rear porch; two double sized bedrooms both with built-in wardrobes; two piece bathroom with overbath shower and separate w.c. The property features gas fired central heating and part upvc double glazed windows and part double glazed windows in wooden frames. Outside – gardens to the front and rear; driveway for off road parking leads to a single car garage.

THE PROPERTY HAS RECENTLY BEEN RE-PAINTED INTERNALLY AND EXTERNALLY AND NEW CARPETS HAVE BEEN FITTED.

The Accommodation Comprises:-

Side aspect GLAZED FRONT DOOR and sidelights lead to:

PORCH

Terrazzo tiled floor, inner glazed door and sidelight to:

HALL

Built-in cloaks cupboard with shelving, cupboard housing wall mounted 'Vaillant' central heating and hot water boiler, radiator, telephone point, access to roof space.

DOUBLE ASPECT LOUNGE 17'9" x 11'10" (5.43m x 3.61m)



Coving, fire surround, two radiators, upvc double glazed window to front.

KITCHEN 10'6" x 8'9" (3.21m x 2.68m)



Fitted base and wall units with round edged worktops incorporating single drainer sink unit and mixer tap, space for cooker and fridge/freezer, pantry cupboard with shelving, wall tiling, wood effect flooring, sealed unit double glazed window with extractor, glazed door to:

REAR PORCH

Terrazzo tiled floor, upvc double glazed windows and upvc double glazed door to rear garden.

BEDROOM ONE 10'11" x 10'10" (3.33m x 3.32m)



Two built-in double wardrobes and top cupboards with shelving, radiator, sealed unit double glazed window overlooking rear garden.

BEDROOM TWO 11'0" x 10'4" (3.36m x 3.16m)



Two built-in double wardrobes and top cupboards with shelving, T.V. point, telephone point, radiator, sealed unit double glazed window overlooking rear garden.

BEDROOM 3 / DINING ROOM 9'4" x 9'2" (2.85m x 2.81m)



Radiator, sealed unit double glazed window to front.

2-PIECE BATHROOM



Comprising panel bath with 'Mira' electric shower over and pedestal wash hand basin in blue, wall tiling, mirror fronted cupboard, shaver light, linen cupboard, radiator, wood effect flooring, radiator, upvc double glazed window.

SEPARATE LOW FLUSH W.C.

Wood effect flooring, upvc double glazed window.

OUTSIDE

FRONT GARDEN



Corner plot with lawns, shrubs, flower beds and trees.

DRIVEWAY TO SIDE

Provides off street parking for two cars and leads to:

SINGLE CAR GARAGE 18'0" x 8'9" (5.49m x 2.67m)

With up and over door, gas and electric meter, power and light, rear personal door.

REAR GARDEN



With lawn, flower beds, shrubs, trees, greenhouse and potting shed, side gated access.

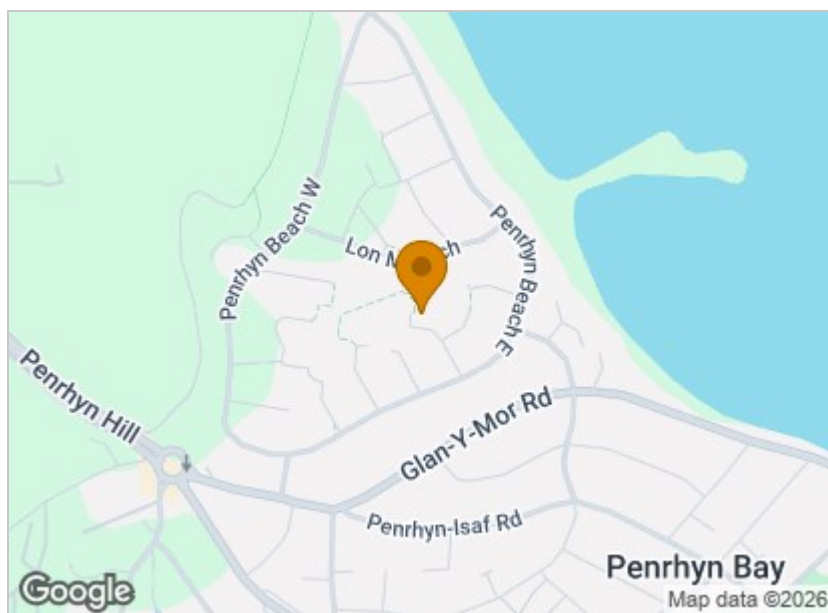
TENURE

The property is held on a FREEHOLD tenure.

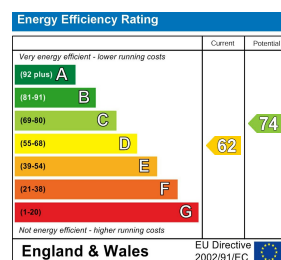
COUNCIL TAX BAND

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

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office, proceed onto the promenade turning right passing Bodafon Fields on the right, continue up the hill, then down towards Penrhyn Bay. At the roundabout take the 1st left into Glan y Mor Road, turn left into Penrhyn Beach, 1st right onto Penrhyn Beach East, take the 4th turning on the left, follow the road around to the left towards the end of the cul de sac and the property is on the right hand side. A978 29/09/26

We will be pleased to arrange a viewing of this Home

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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.

