

**Bryan Davies
+ Associates**

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

**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

**61 Cynfran Road, Llysfaen, Colwyn Bay, Conwy, LL29
8SU**



No Onward Chain £145,000

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www.bdahomesales.co.uk

THIS CLEANLY PRESENTED SEMI DETACHED TWO BEDROOM HOME is situated in an elevated position with views from the rear elevation over open fields towards the sea. Close to Primary School, fairly easy access to the A55 Expressway and within a mile of Old Colwyn shopping. The accommodation briefly comprises:- porch; small hall; lounge; kitchen; rear porch; first floor landing; two bedrooms and a three piece bathroom with overbath shower. The property features electric heating, upvc double glazed windows, solar panels for providing supplementary electricity for the property. Outside - small front and rear gardens. Drive for off road parking and a single pre-fabricated concrete garage.

The accommodation comprises:-

GLAZED FRONT DOOR TO:

PORCH

Inner door to:

ENTRANCE HALL

Electric heater.

LOUNGE 13'10" x 10'6" (4.22m x 3.22m)



Chimney recess with inset multi-fuel fire with slate hearth, electric fire, built-in shelving and display shelving, coving, upvc double glazed window to front, understairs walk-in storage cupboard.



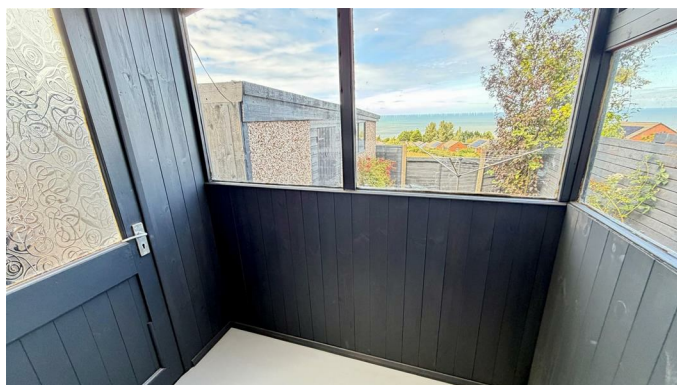
KITCHEN/BREAKFAST ROOM 13'10" x 6'11" (4.24m x 2.11m)



Fitted base, wall and drawer units with round edge worktops incorporating inset single drainer sink unit and mixer tap, space for cooker, plumbing for automatic washing machine, wall heater, tiing, upvc double glazed windows to rear.

Door to:

REAR PORCH



Glazed windows and door to garden.

A staircase from the Entrance Hall leads to:

FIRST FLOOR LANDING

Access to loft space, upvc double glazed window, electric Dimplex heater.

BEDROOM 1 11'0" x 10'8" (3.37m x 3.27m)



Built-in over-stairs cupboard and wardrobe with hanging rail and shelving, electric Dimplex heater, upvc double glazed window to the front.

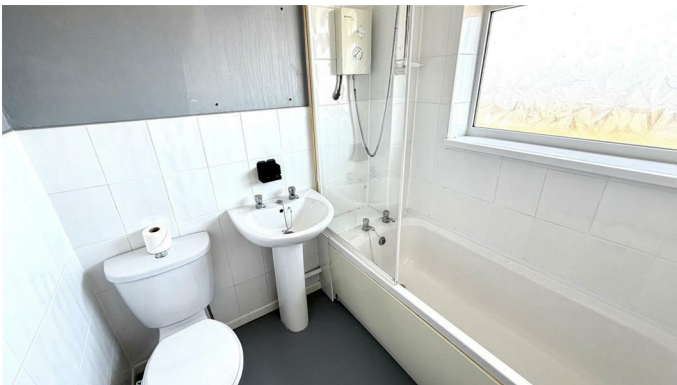


BEDROOM 2 9'11" x 7'5" (3.03m x 2.28m)



Electric Dimplex heater, upvc double glazed window to rear with views over open fields to the sea.

3 PIECE BATHROOM



In white comprising panel bath with electric 'MX' shower over, pedestal wash hand basin, close couple w.c., wall tiling, electric wall heater, upvc double glazed window.

OUTSIDE

FRONT GARDEN

With lawn and shrubs.

Double gates to:

DRIVEWAY

providing off road parking.

REAR GARDEN

With lawns, shrubs and paving. Views.

PRE-FAB CONCRETE GARAGE

Power and light connected. (not presently accessible).

REAR OF PROPERTY



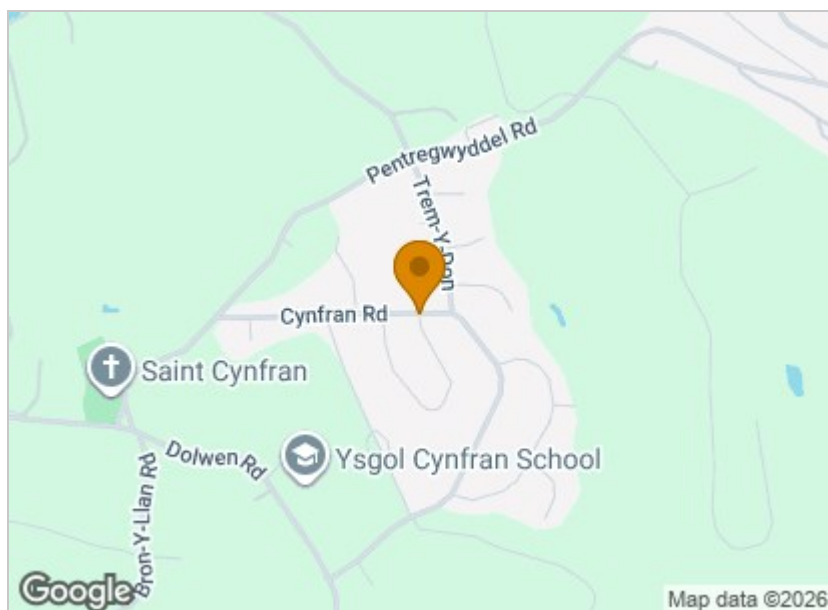
TENURE

The property is held on a FREEHOLD tenure.

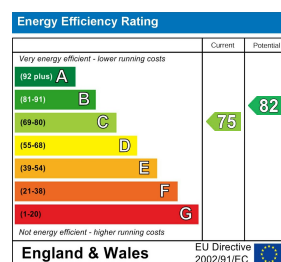
COUNCIL TAX BAND

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

Area Map



Energy Efficiency Graph



Directions

From Eirias Park main gates in Colwyn Bay head towards Old Colwyn, at the roundabout take the 2nd exit and continue along the road through the shops, passing Aldi on the right hand side, continue on Abergele Rd, turn right into Clobryn Rd and continue onto Trem-y-Don, turn right onto Cynfran Rd and the property is on the right hand side within 80 yards. REF: A933 06/08/26

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.

