

**Bryan Davies
+ Associates**

4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125

AUCTIONEERS
●
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

Tawelfan, 23 Bryn Celyn, Conwy, LL32 8PW



No Onward Chain £335,000



www.bdahomesales.co.uk

THIS SPACIOUS TWO/THREE BEDROOM DETACHED BUNGALOW IS SITUATED IN THIS VERY POPULAR CUL DE SAC LOCATION, WITHIN WALKING DISTANCE OF THE HISTORIC WALLED TOWN OF CONWY AND ALL ITS AMENITIES, AND CLOSE TO ACCESS TO THE A55 WEST AND EAST BOUND EXPRESSWAY.

The accommodation briefly comprises: porch, hall, lounge, separate dining room/third bedroom with French door leading to upvc double glazed conservatory; kitchen/breakfast room; separate utility room and two piece washroom; two double sized bedrooms and a four piece bathroom including separate shower stall. The property features gas fired central heating and upvc double glazed windows. Outside there are pleasant gardens to the front and rear; driveway for off road parking leads to a single car garage.

THERE ARE SOME LIMITED VIEWS FROM THE REAR GARDEN TOWARDS LLANDUDNO AND THE GREAT ORME

THE PROPERTY IS IN NEED OF SOME UPDATING

The accommodation comprises:-

CANOPIED ENTRANCE

Upvc double glazed front door and sidelight to:

PORCH

Display shelving, inner glazed door and sidelight to:

HALL



Cloaks cupboard with hanging rail and shelving, top cupboards, telephone point, radiator, access to roof space.

LOUNGE 16'11" x 11'6" (5.16m x 3.52m)



Two wall light points, fireplace with display mantle, marble back and hearth, inset coal effect gas fire, T.V. and telephone point, coving, double radiator, upvc double glazed window to the front.

DINING ROOM/3rd BEDROOM 10'9" x 9'0" (3.29m x 2.75m)



Coving, radiator.

Glazed French door and sidelights to:-

CONSERVATORY 8'9" x 6'8" (2.69m x 2.04m)



Two wall light points, upvc double glazed windows with opening lights, double opening upvc double glazed doors to rear garden.

KITCHEN/ BREAKFAST ROOM 13'1" x 10'9" (4.00m x 3.29m)



Fitted range of white fronted base, wall and drawer units, inset single drainer sink unit and mixer tap, round edge work tops, wall tiling, cupboard housing washing machine, 'Vaillant' central heating and hot water boiler, recessed downlighters to ceiling, telephone point, radiator, upvc double glazed window.

UTILITY ROOM 7'10" x 6'2" (2.41m x 1.89m)



Wall mounted units, drawers and worktop, plumbing for automatic washing machine, radiator, upvc double glazed window, side access door leads to the front and integral door to garage.

2 PIECE CLOAKROOM

With corner wash hand basin, low flush w.c., upvc double glazed window.

BEDROOM 1 11'11" x 10'11" (3.64m x 3.33m)



Including built in double wardrobes, dressing table and top cupboards, coving, radiator, upvc double glazed window to front.

BEDROOM 2 13'10" x 11'0" (4.24m x 3.36m)



Coving, radiator, upvc double glazed window to rear.

4 PIECE BATHROOM



Coloured suite comprising panelled bath with mixer tap and shower attachment, tiled shower stall with electric 'Mira' shower, pedestal wash hand basin, close coupled w.c., shaver point and mirror, wall tiling, extractor, radiator, upvc double glazed window.

OUTSIDE

FRONT GARDEN

Lawn, flower beds, shrubs.

DRIVEWAY

For off road parking leads to:

INTEGRAL SINGLE CAR GARAGE 16'5" x 9'1" (5.02m x 2.77m)

Up and over door, power and light, internal door to utility room, water tap, gas and electric meter.

REAR GARDEN



With lawn, flower beds, shrubs, patio area and distant view to the West Shore and Great Orme.



TENURE

The property is held on a FREEHOLD tenure.

COUNCIL TAX

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

Ground Floor

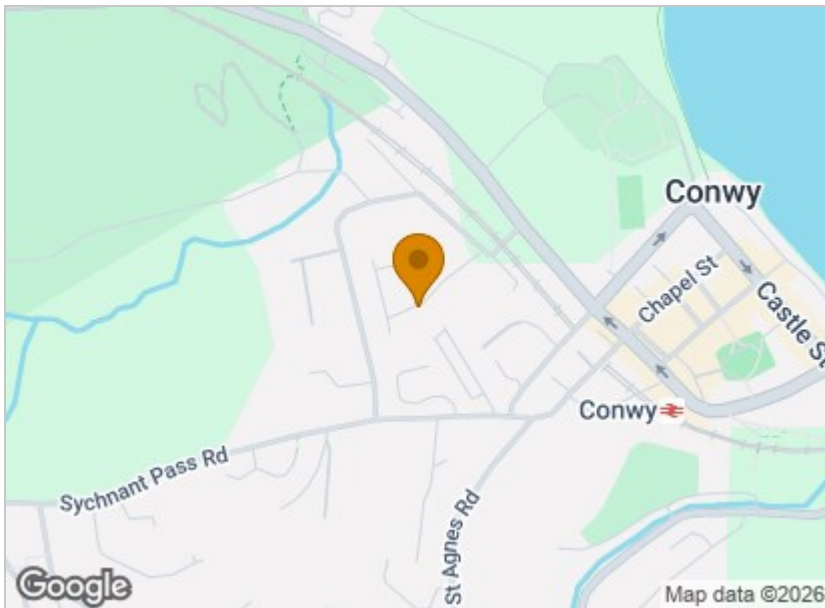
Approx. 116.6 sq. metres (1255.1 sq. feet)



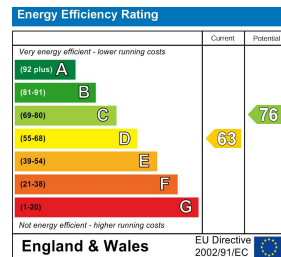
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Total area: approx. 116.6 sq. metres (1255.1 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From Llandudno Junction railway station proceed towards Conwy, at the mini roundabout by Conwy Castle take the second exit into Conwy town and continue through the arch, take the second turning left for Cadnant Park, first left into Bryn Celyn, at the top of the road turn right and the property is on the left hand side within 60 yards. Ref A737 10/12/25 Rev 13/05/26

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.

