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AUCTIONEERS
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8 Ffordd Naddyn, Glan Conwy, Colwyn Bay, Conwy,
LL28 5NH



£169,950

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www.bdahomesales.co.uk

THIS TWO BEDROOM SEMI DETACHED HOUSE is situated on this popular development in Glan Conwy and within ½ a mile of Local shop and within 1½ miles of the A55 Expressway. The accommodation which is in need of updating throughout briefly comprises:- hall; lounge; separate dining room leading to the kitchen; ground floor bathroom and separate w.c, staircase from the hall leads to 2 first floor bedrooms. The property features gas fired central heating and aluminium framed double glazed windows. Outside - small garden to the front and rear and drive for off road parking leads to a prefabricated concrete single car garage with automatic up and over door.

AS WE UNABLE TO TEST THE SERVICES AT THE PROPERTY WE CANNOT COMMENT ON THE WORKING STATUS OF THE HEATING AND ANY APPLIANCE

The Accommodation Comprises:-

ALUMINIUM FRAMED DOUBLE GLAZED FRONT DOOR
To:-

HALL
Radiator.

LOUNGE 15'3" x 10'10" (4.67m x 3.32m)



Stone fireplace and marble hearth, radiator, aluminium framed double glazed window.



DINING ROOM 12'11" x 9'3" (3.95m x 2.84m)



Radiator, aluminium framed double glazed sliding patio door to the rear garden.

KITCHEN 10'10" x 8'3" (3.32m x 2.54m)



Base, wall and drawer units, worktops, 1½ bowl sink, plumbing for a washing machine, single glazed window and door to timber framed lean to (in very poor condition).

GROUND FLOOR BATHROOM



Panel bath with electric shower over, pedestal wash hand basin, wall tiling, radiator, aluminium framed double glazed window.

SEPARATE W.C

Wall tiling, aluminium framed double glazed window, 'Glow Worm' gas fired central heating boiler.

FIRST FLOOR LANDING

Aluminium framed double glazed window.

BEDROOM 1 14'5" x 10'10" - maximum (4.40m x 3.31m - maximum)



Radiator, aluminium framed double glazed window. Airing cupboard with fortic tank, access to eaves.



BEDROOM 2 12'2" x 6'6" (3.71m x 2.00m)



Radiator, aluminium framed double glazed window, built-in wardrobe.

OUTSIDE

FRONT GARDEN

With flowerbeds and shrubs. Drive for off road parking leads to:-

SINGLE CAR PREFABRICATED CONCRETE GARAGE



Automatic up and over door.

REAR GARDEN



With lawn, flowerbeds, shrubs and trees.

TENURE - FREEHOLD

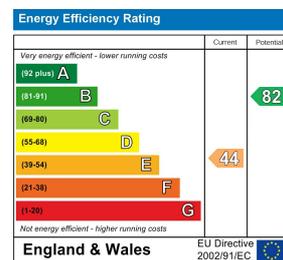
COUNCIL TAX BAND

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

Area Map



Energy Efficiency Graph



Directions

From Glan Conwy Corner, follow the signs for Glan Conwy, passing Snowdonia Nurseries on the right hand side proceed approximately 300 yards and turn left onto Chapel Street, take 2nd right onto Top Llan Road, follow up the hill, turn right at Tal-y-Fan, turn 1st right onto Ffordd Naddyn and the property is on your right hand side within 60 yards. REF: A406 29/02/24

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: 8.30 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

