

**Bryan Davies
+ Associates**

4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125

AUCTIONEERS
●
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

15 Charleston Road, Penrhyn Bay, Llandudno, Conwy, LL30 3HB



£239,950



www.bdahomesales.co.uk

THIS IS A CLEANLY PRESENTED AND WELL MAINTAINED TWO BEDROOM SEMI DETACHED BUNGALOW situated in this popular cul-de-sac of detached houses and bungalows. Within easy access of village shops, Co-Op, bus services, family practitioners centre and chemist, restaurants, secondary and primary school and within an easy walking distance of the foreshore in Penrhyn Bay. Approximately 2½ miles of Llandudno Town Centre. The accommodation briefly comprises:- porch; hall, lounge with bow window; double aspect kitchen; conservatory; 2 bedrooms; shower room. Outside - drive for off road parking leads to garage. Front and rear gardens.

The accommodation comprises:-

Upvc double glazed FRONT DOOR to:-

PORCH

Inner door to:-

HALL

Double radiator, cloaks cupboard.

LOUNGE 13'11" x 11'11" (4.25m x 3.64m)



Into upvc double glazed bow window, fire surround, two double radiators.

DOUBLE ASPECT KITCHEN 12'9" x 8'10" (3.89m x 2.70m)



Range of modern base, wall and drawer units with round edge worktops incorporating stainless steel sink, wall tiling, double radiator, one upvc double glazed window, one wooden double glazed window. Door to:-



Upvc Double Glazed CONSERVATORY 11'6" x 9'6" (3.53m x 2.90m)



Tiled floor, plumbing for a washing machine, door to rear garden.

BEDROOM 1 13'4" x 9'11" (4.08m x 3.04m)



Upvc double glazed window, radiator.

BEDROOM 2 10'10" x 9'10" (3.31m x 3.02m)



Upvc double glazed window, radiator.

SHOWER ROOM



Corner shower, pedestal wash hand basin and close coupled w.c, in White, wall tiling, radiator, boiler cupboard with 'Worcester' combination boiler.

OUTSIDE

FRONT GARDEN

With chippings. Drive for off road parking leads to:-

PRE FABRICATED CONCRETE GARAGE

REAR GARDEN



With lawn and patio area.

TENURE

The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

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

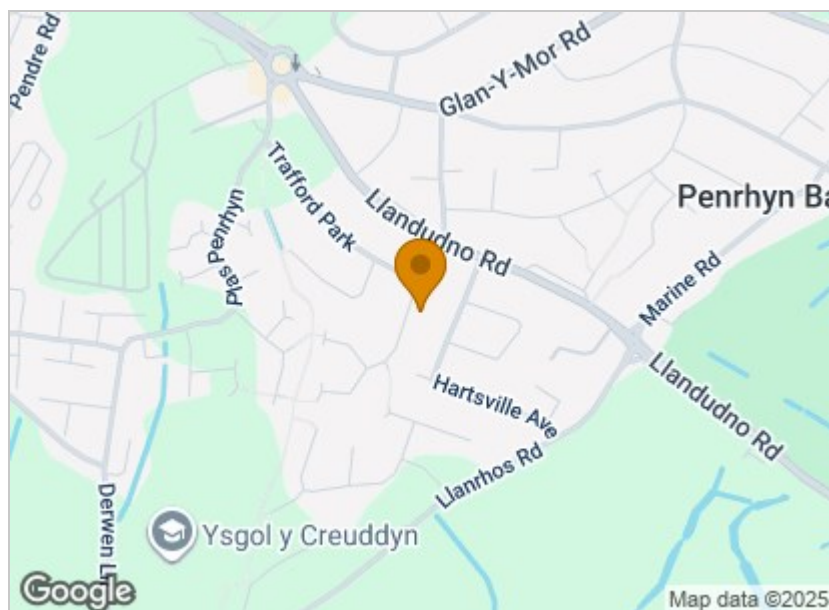
Ground Floor

Approx. 72.3 sq. metres (778.2 sq. feet)

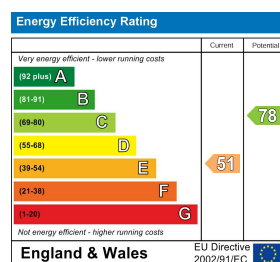


Total area: approx. 72.3 sq. metres (778.2 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed onto the Promenade, over the Little Orme onto Llandudno Road, take the first turning on the right into Charleston Road and the property is on the left hand side. Ref A734 19/06/25

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.

