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## 2 Penrhyn Close, Penrhyn Bay, Llandudno, Conwy, LL30 3AH



**No Onward Chain £369,950**



[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)



THIS IS A LOVELY THREE BEDROOM DETACHED BUNGALOW IN A QUIET CUL-DE-SAC - abutting the Little Orme and 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. The accommodation briefly comprises:- hall; 2-piece cloakroom; lounge opening to dining area; kitchen with range of modern units, built in oven, hob, cooker hood and dishwasher; 3 bedrooms and a tiled 3-piece shower room. The property features gas fired central heating from a combination boiler (new boiler fitted 2024), upvc double glazed windows. Outside - nice easily maintained gardens to the front and rear garden not overlooked. Drive for off road parking leads to a single car garage.

LOVELY VIEWS TO THE HILLS FROM THE LOUNGE

The Accommodation Comprises:-

Steps up to :-

Upvc Double Glazed FRONT DOOR to:-

HALL



Cloaks cupboard, access to boarded roof space with light, 2 wall light points, coving, radiator, linen cupboard with slatted shelving, radiator, wall mounted 'Vaillant' gas fired combination central heating and hot water boiler (new boiler fitted in 2024).

## 2-PIECE CLOAKROOM



With close coupled w.c, wash hand basin, wall tiling, upvc double glazed window, non slip flooring.

DOUBLE ASPECT LOUNGE 15'7" x 11'2" (4.75m x 3.42m )



'Granite' fireplace with display mantle and hearth, inset electric coal effect fire, t.v point, double aspect upvc double glazed windows with views. Opening through to:-





## VIEW FROM THE LOUNGE



## DINING ROOM 10'1" x 8'5" (3.09m x 2.58m )



Coving, upvc double glazed window with distant hillside views, radiator, opening through to:-

## KITCHEN 10'0" x 9'7" (3.07m x 2.94m )



Fitted range of Light Oak effect base, wall and drawer units with round edge speckle worktops with inset single drainer sink unit and mixer taps, under unit lighting, inset electric 'Beko' oven and 4 ring gas hob with splashback and cooker hood over, plumbing for a washing machine, space for dryer and integrated slimline dishwasher, upvc double glazed window and side aspect upvc double glazed door to the garden, tiled effect flooring, ladder style towel rail.



## BEDROOM 1 12'7" x 8'9" (3.84m x 2.68m)



2 wall light points, upvc double glazed window overlooking the rear garden, radiator.

## BEDROOM 2 12'6" x 8'9" (3.83m x 2.68m )



2 wall light points upvc double glazed window overlooking the rear garden, radiator.

### BEDROOM 3 10'0" x 8'7" (3.06m x 2.64m )



Upvc double glazed window to side with views, radiator.

### TILED MODERN 3-PIECE SHOWER ROOM



Comprises double shower stall with mains shower and extractor, pedestal wash hand basin, close coupled w.c, ladder style towel rail, shaver point, mirror fronted cabinet, non slip flooring, upvc double glazed window.

### OUTSIDE

#### FRONT GARDEN

With shaped lawn, shrubs, decorative chippings. Driveway to front provides off road parking for 2 to 3 cars dependant on size leads to:-

#### SINGLE CAR GARAGE

With up and over door.

### REAR GARDEN



Abutting the Little Orme landscaped with lawn, raised flower beds, hedging, shrubs, patio area, paved patio seating areas, decorative chipping, view to slope of the Little Orme, garden shed with power and light, outside tap.

### TENURE - FREEHOLD

### COUNCIL TAX BAND

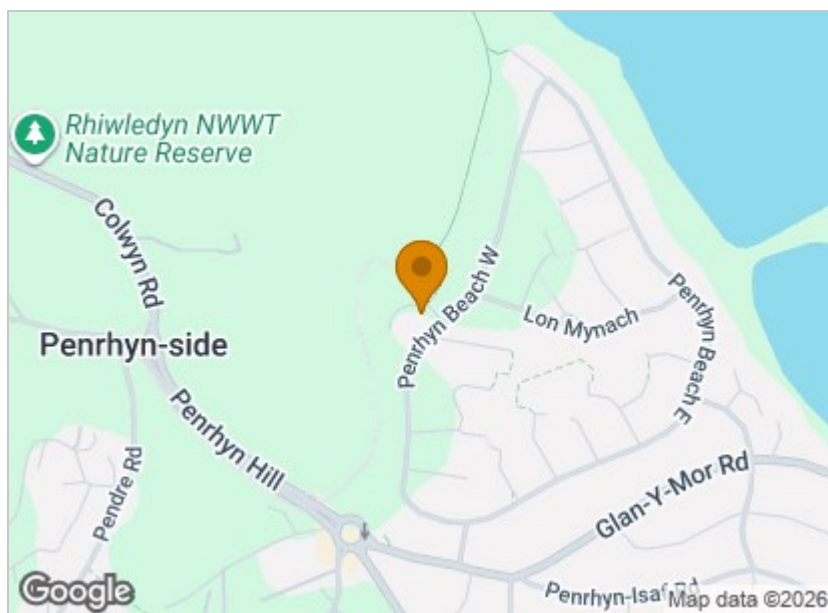
Is 'E' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk).

### AWAITING ENERGY PERFORMANCE CERTIFICATE

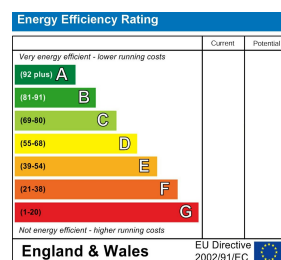
### AWAITING FLOOR PLAN



## Area Map



## Energy Efficiency Graph



## Directions

From our Llandudno Office, proceed onto the promenade turning right heading towards Penrhyn Bay, continue over the Little Orme then down the hill to Penrhyn Bay, at the roundabout take the 1st left into Glan y Mor Road, turn left into Penrhyn Beach Estate, turn left and follow the road round for 300 yds, take the 1st cul-de sac on the left hand side into Penrhyn Close and the property is on the right hand side within 80 yards Ref: A828 20/01/26 Rev 22/01/26

**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.

