

**Bryan Davies
+ Associates**

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AUCTIONEERS
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No Onward Chain £279,950

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www.bdahomesales.co.uk

THIS IS A SPACIOUS TWO BEDROOM DETACHED BUNGALOW SITUATED ON THE POPULAR PENRHYN BEACH DEVELOPMENT, close to the village shops, Co-Op, family practitioners centre and chemist, primary and secondary schools, bus services to Rhos on Sea, Colwyn Bay and Llandudno, and approximately two and a half miles from Llandudno Town Centre.

The accommodation, which is in need of upgrading throughout comprises: front door to hall; two piece cloakroom; large triple aspect lounge/dining room; kitchen; two double bedrooms and three piece bathroom. The property benefits from gas fired central heating. Outside there are good sized gardens both to the front and rear; driveway parking and a single car garage.

The accommodation comprises:

Timber glazed door into:

HALLWAY

Airing cupboard with 'Worcester' gas central heating boiler, storage cupboard with shelving and meters, radiator, loft hatch access.

JACK and JILL W.C.

Wash hand basin and w.c.

TRIPLE ASPECT LOUNGE 25'7" x 12'4" (7.80m x 3.77m)



Three radiators.

KITCHEN 14'8" x 8'0" (4.49m x 2.44m)



Range of wall, base and drawer units, integral electric hob and oven, partial wall tiling, 1½ bowl sink and drainer with mixer tap, space for under counter fridge and freezer, space for dishwasher.



Timber door to:

LEAN-TO 10'4" x 7'8" (3.16m x 2.35m)

Internal access to garage, door to front of property.

BEDROOM 1 11'10" x 11'1" maximum (3.61m x 3.40m maximum)



Built in wardrobes, radiator, access to Jack and Jill w.c.



BEDROOM 2 10'5" x 10'0" (3.20m x 3.06m)

Built in wardrobes, radiator.

BATHROOM

Coloured suite comprising panel bath with shower attachment, pedestal wash hand basin, w.c., partial wall tiling, radiator.

OUTSIDE

FRONT GARDEN



Slate crazy paved pathway with established trees and bushes.



DRIVEWAY

for approximately two - three cars leading to:

SINGLE CAR GARAGE 20'7" x 10'6" (6.28m x 3.22m)

Up and over door, power and light.

REAR GARDEN



Paved seating areas with established trees and bushes, hedgerow boundaries.

TENURE

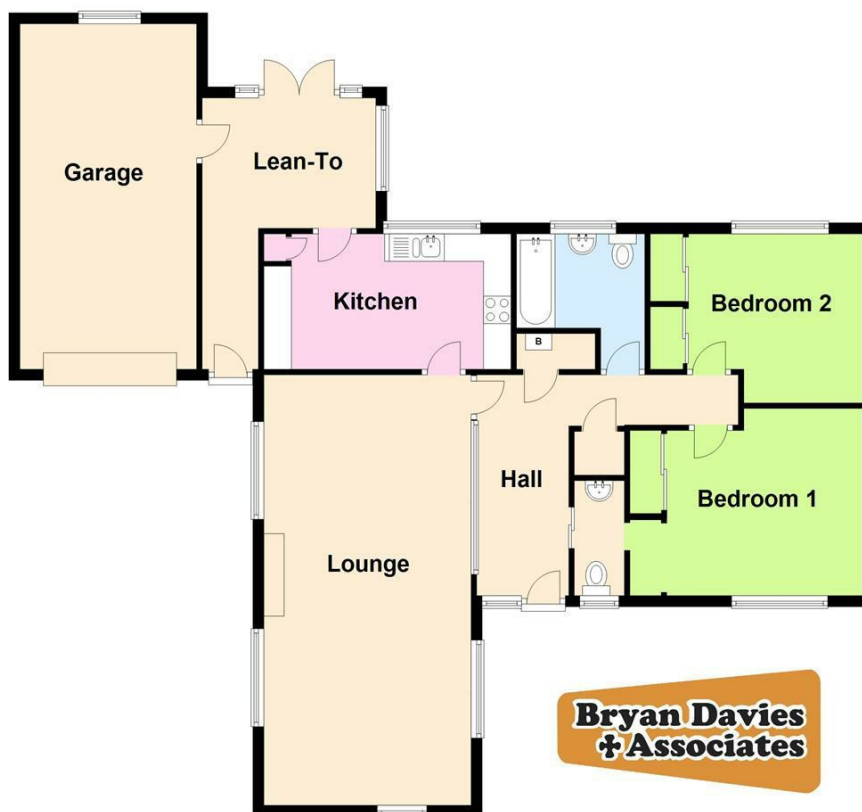
The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

Council Tax Band is 'E' obtained from www.conwy.gov.uk

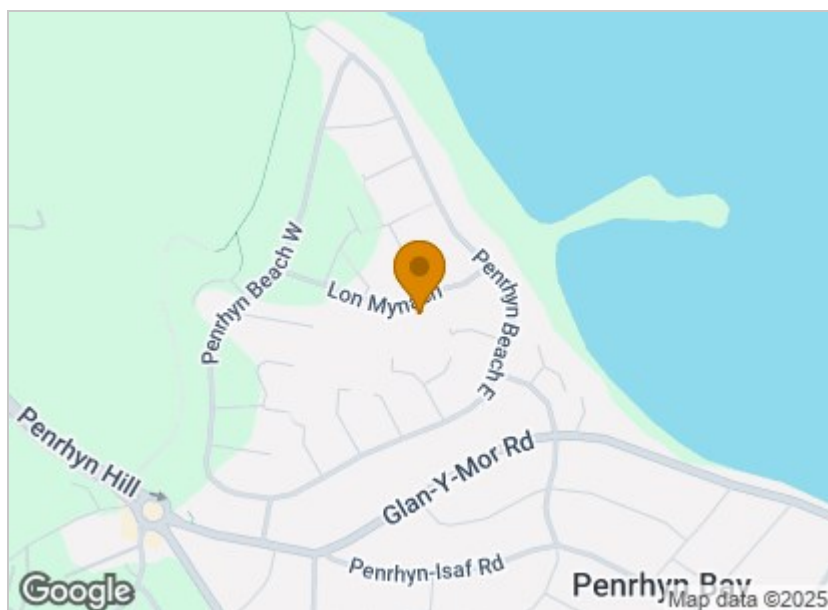
Ground Floor

Approx. 117.1 sq. metres (1260.0 sq. feet)

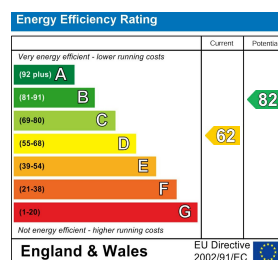


Total area: approx. 117.1 sq. metres (1260.0 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed onto the Promenade and turn right heading for Penrhyn Bay, over the Little Orme and down the dual carriageway to the roundabout, take the first exit onto Glan y Mor Road, turn left into Penrhyn Beach, 1st left onto Penrhyn Beach West, follow the road around taking the 4th exit on the right, No. 24 can be found within 500 yards on the right hand side. A460 02/11/24

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

