

**Bryan Davies
+ Associates**

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AUCTIONEERS
●
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Highlands Nant Y Gamar Road, Craig y Don, Llandudno, Conwy, LL30 1YE



No Onward Chain £347,500



www.bdahomesales.co.uk

THIS IS A FOUR BEDROOM DETACHED CHALET BUNGALOW - situated on this extremely popular road and within easy distance of the promenade, Co-op, family practitioners and chemist, bus services to Rhyl, Rhos on sea, Colwyn Bay and Llandudno and approximately one mile from Llandudno Town Centre - with views to the Great Orme and limited views to the sea. The accommodation briefly comprises:- entrance porch; hall; double aspect lounge and separate dining room; kitchen with gloss fronted units; principle bedroom, separate three piece shower room and two piece cloakroom. To the first floor there is a double bedroom plus two single bedrooms. The property features gas fired central heating and upvc double glazed windows. The property features gas fired central heating to the ground floor only and upvc double glazing. Outside there is a driveway for off road parking which leads to a single car garage. Gardens to front and rear.

THE PROPERTY IS IN NEED OF MODERNISATION

The Accommodation Comprises:-

Upvc Frosted Leaded Light FRONT DOOR
Giving access into:-

ENTRANCE PORCH 4'11" x 4'7" (1.52m x 1.40m)

Upvc double glazed window to side aspect, storage cupboard, ceramic tile flooring, wood and glazed inner door to:-

LOUNGE 15'9" x 11'9" (4.82m x 3.60m)



Ceiling rose, coving, two upvc double glazed windows, one to the front and one to the side aspect with views towards the Great Orme, feature brick fireplace with inset gas fire and tiled hearth, radiator.

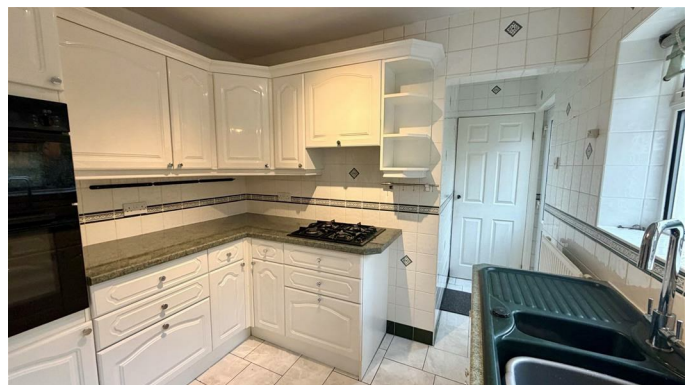


DINING ROOM 11'1" x 9'10" (3.40m x 3.00m)



Coving, upvc double glazed window to rear aspect, ceiling rose, radiator.

KITCHEN 11'9" x 8'8" - maximum (3.60m x 2.66m - maximum)



Upvc double glazed window to side aspect, upvc frosted double glazed door giving access to rear garden, range of White gloss wall and base units with roundedge worktops, 4 ring gas hob with extractor over, 1½ bowl sink and drainer with hot and cold mixer tap, 'Bosch' double oven, radiator, tiled walls, ceramic tile flooring, cupboard/pantry housing the fridge/freezer and shelving.

INNER HALLWAY 10'5" x 5'8" (3.20m x 1.75m)

Radiator, understairs storage cupboard.

GROUND FLOOR BEDROOM 1 18'4" x 8'11" (5.59m x 2.74m)



Ceiling rose, coving, 2 upvc double glazed windows, one to the front aspect with views of the Orme, one to the rear aspect with views, radiator, range of fitted bedroom furniture comprising wardrobes, drawers and display shelving.

CLOAKROOM 5'7" x 2'8" (1.72m x 0.83m)

Upvc frosted double glazed window to the rear aspect, low flush w.c, wash hand basin, wall mounted 'Ideal' combination boiler, tiled walls with border.

SHOWER ROOM



Upvc frosted double glazed window to the rear aspect, extractor, tiled corner shower cubicle with 'Mira' electric shower, low flush w.c, wash hand basin with storage cupboard, tiled walls with border, tiled flooring, radiator.

From the Hallway stairs lead to:-

FIRST FLOOR LANDING

Ceiling light, storage cupboard.

BEDROOM 2 12'4" x 8'9" (3.78m x 2.69m)



Access to loft, upvc double glazed window to side aspect, wall mounted electric heater.

BEDROOM 3 8'11" x 7'1" (2.74m x 2.16m)



Upvc double glazed window to side aspect with views towards the Great Orme and the sea, wall mounted electric heater.

BEDROOM 4 8'11" x 6'11" (2.74m x 2.11m)



Upvc double glazed window to side aspect with views towards the Great Orme and the sea, wall mounted electric heater.

OUTSIDE

Double gates give access onto a driveway with off road parking leads to:-

SINGLE CAR GARAGE

Electric roller door, gas and electricity meters.

FRONT GARDEN



Beautifully planted and landscaped which is partly laid to lawn with well planted borders.

SIDE GARDEN

With vegetable plot.

REAR GARDEN

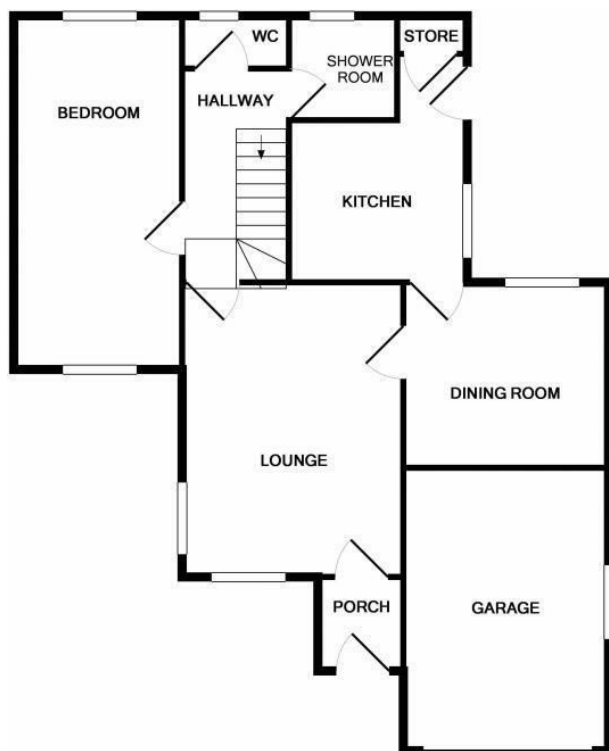


Which is mainly laid to flagstones with glazed summerhouse, greenhouse, coal bunker, timber store and fence boundaries.

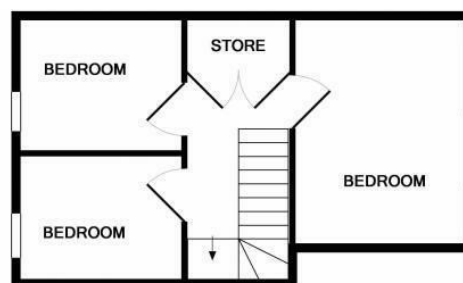
TENURE - FREEHOLD

COUNCIL TAX BAND

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



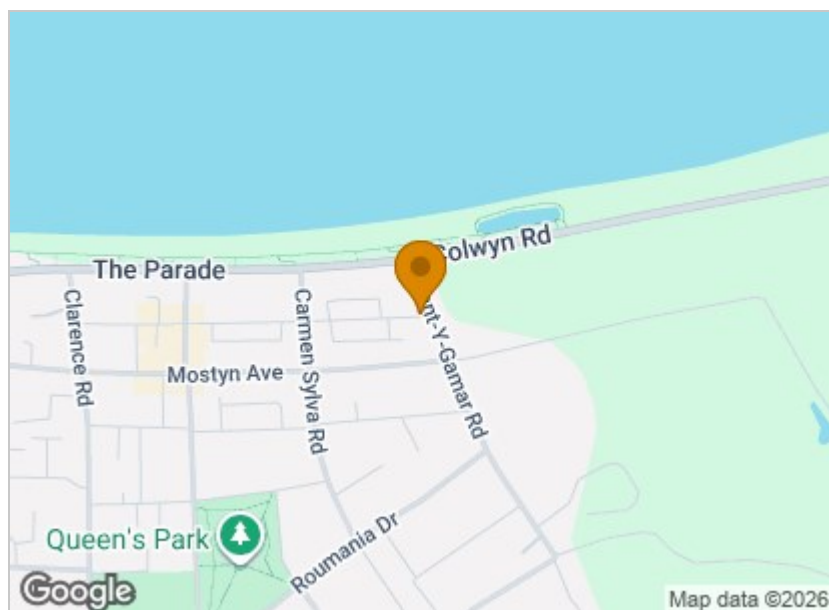
GROUND FLOOR



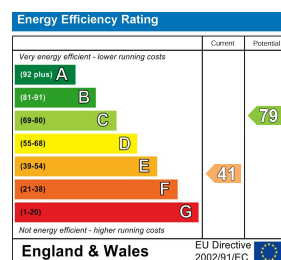
1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed to the Promenade and turn right, past Venue Cymru and continue along the Promenade for approximately 750 yards turn right onto Nant y Gamar Road and follow this road for approximately 300 yards and the property can be viewed on the left hand side. REF: A787 02/02/26 Rev 16/03/26

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.

