

**Bryan Davies
+ Associates**

**4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125**

**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

23 Bryn Marl, Llandudno Junction, Conwy, LL31 9BZ



£245,000

 2  1  1  D

www.bdahomesales.co.uk

THIS VERY NEATLY PRESENTED TWO BEDROOM DETACHED BUNGALOW sits on a landscaped garden with a natural wildlife plot at the rear which is alive with the sound of birds. Situated in a pleasant cul-de-sac, within easy access of the link road leading to the A55 Expressway and a mile of Llandudno Junction shopping including Tesco, Asda Supermarket, Iceland, Lidl and Mainline Railway Station. Llandudno is within approximately 2 miles. The accommodation briefly comprises:- hall; lounge/dining room; kitchen with modern units, built-in oven and hob; inner hall leads to 2 bedrooms and a tiled 3-piece bathroom with mains over bath shower. The property features gas fired central heating from a combination boiler, upvc double glazed windows. Outside - front garden with paved drive for off road parking for several cars leads to a wide single car garage. Rear landscaped gardens.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED.

The Accommodation Comprises:-

Steps up to:-

Double Glazed Composite FRONT DOOR

And sidelight to:-

HALL

Radiator, cloaks cupboard with shelving housing wall mounted 'Worcester' combination central heating and hot water boiler.

LOUNGE/DINING ROOM 15'4" x 13'3" (4.68m x 4.04m)



Wall mounted electric 'Living Flame' fire with slate pebbles, coving, upvc double glazing, picture window with hillside views, double radiator.



VIEW FROM THE LOUNGE



KITCHEN 10'4" x 8'2" (3.16m x 2.50m)



Fitted range of Cream fronted base, wall and drawer units with round edge worktops, inset 1½ bowl sink unit and mixer tap, integrated 'Creda' electric oven and grill, 4 ring gas hob with cooker hood over, space for fridge, plumbing for a washing machine, wall tiling, lino tile effect flooring, upvc double glazed side aspect window and glazed door to the side, double radiator.

INNER HALL

With access to roof space.

BEDROOM 1 14'4" x 9'10" (4.38m x 3.01)



Coving, upvc double glazed window to the rear, coving, double radiator.



BEDROOM 2 11'7" x 7'10" (3.55m x 2.40m)



Coving, upvc double glazed window to the rear, radiator.

MODERN 3 PIECE TILED BATHROOM



White suite comprising panel bath with mixer tap, mains shower with drench shower head and folding side screen, pedestal wash hand basin and mixer tap, close coupled w.c, tiled floor, ladder style towel radiator, linen cupboard, spotlights, extractor, upvc double glazed window.

OUTSIDE

FRONT GARDEN

With lawn, flowerbeds, shrubs. Block paved driveway provides off road parking for several cars with double gates, outside tap, leads to:-

DETACHED GARAGE 18'2" x 11'6" (5.54m x 3.53m)

With up and over door, light and power.

TIERED LANDSCAPED REAR GARDEN



With shrubs, trees, flowerbeds, 2 tiers of raised patio/seating areas lead to:-



LARGE NATURAL WOODLAND/WILDLIFE AREA



With shrubs and trees.

TENURE - FREEHOLD



COUNCIL TAX BAND

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

Ground Floor

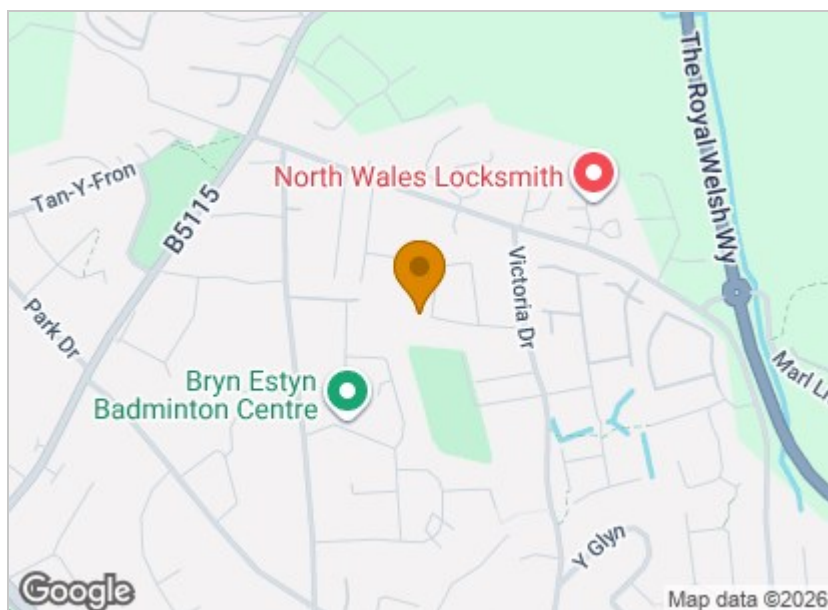
Approx. 60.8 sq. metres (655.0 sq. feet)



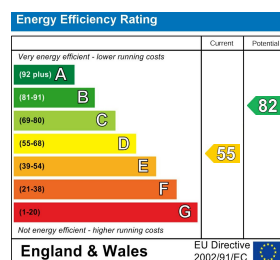
**Bryan Davies
& Associates**

Total area: approx. 60.8 sq. metres (655.0 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From Llandudno Junction Railway Station proceed towards Conwy, through the mini roundabout and take the next turning on the right onto Victoria Drive, proceed for approximately ¼'s of a mile, turn left into Bryn Marl, continue along the road as you turn to the right hand side the property is immediately on the left hand side. REF: A883 13/04/26

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.

