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## 47 Pendyffryn, Llandudno Junction, Conwy, LL31 9AS



**No Onward Chain £215,000**

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THIS IS A LOVELY UPDATED TWO BEDROOM SEMI DETACHED BUNGALOW situated in a convenient position, close to Llandudno Junction and the A55 East and Westbound Expressway. The accommodation briefly comprises:- hall; lounge; open plan kitchen/dining room; 2 double sized bedrooms and a 3-piece shower room. The property features gas fired central heating and upvc double glazed windows. Outside - there are gardens to the front and rear.

#### INTERNAL INSPECTION RECOMMENDED

The Accommodation Comprises:-

Glazed FRONT DOOR to:-

SUN PORCH to front.

INNER GLAZED DOOR

And sidelights to:-

#### HALL

Coving, radiator, cloaks/storage cupboard with gas and electric meter, wall mounted 'Worcester' combination central heating and hot water boiler.

LOUNGE 17'10" x10'11" (5.46m x3.35m)



Fire surround with Granite hearth inset electric fire, t.v point, coving, 2 radiators, wood effect flooring, upvc double glazed bay window to front with display sill.



#### OPEN PLAN KITCHEN/DINING ROOM



#### KITCHEN AREA 12'5" x 8'1" (3.786m x 2.47m )



Fitted range of Beige fronted base, wall and drawer units with round edge worktops incorporating single drainer sink unit and mixer tap, integrated electric oven and 4 ring gas hob with cooker hood over, plumbing for dishwasher and space for fridge/freezer, plumbing for a washing machine, storage cupboard, recessed down lighters, laminate flooring, double radiator.



#### DINING AREA 10'7" x 6'7" (3.23m x 2.02m)

With double opening upvc double glazed doors to rear garden and side aspect upvc double glazed door, recessed down lighters, wood effect flooring.

#### INNER HALL

Access to roof space.

#### BEDROOM 1 12'0" x 10'11" (3.67m x 3.34m)



T.V point, built-in cupboard with shelving, double radiator.

#### BEDROOM 2 9'2" x 8'7" (2.80m x 2.63m)



Upvc double glazed window, radiator.

#### 3-PIECE SHOWER ROOM

Tiled corner shower with 'Aqua' electric shower, pedestal wash hand basin with tiled splashback, close coupled w.c, upvc double glazed window, radiator.

#### OUTSIDE

#### FRONT GARDEN

With lawns, shrubs, hedging, seating area. Driveway provides off road parking.

## REAR GARDEN



With side gated access to paved patio/seating area, lawn, hedging, paving's, timber garden shed/tool store.



TENURE - FREEHOLD

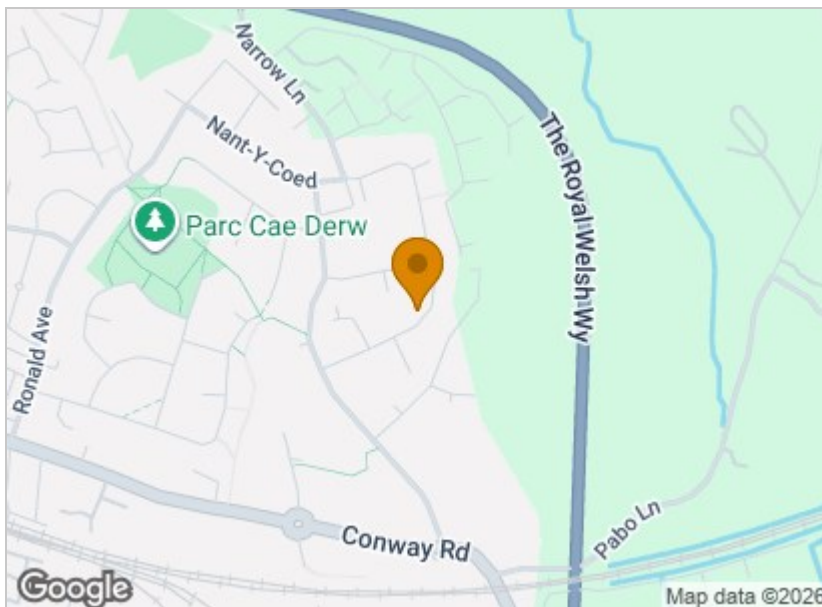
COUNCIL TAX BAND

To be re-assessed.

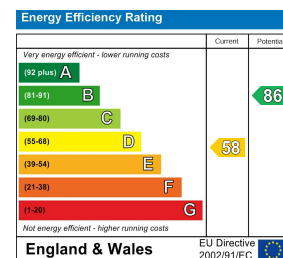


While every effort has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, heights and any other data are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any prospective purchaser. The services, systems and appliances shown here are not to be taken as guaranteed or as to their operability or efficiency save the plans.  
Made with Blueprints 3.0/2023

## Area Map



## Energy Efficiency Graph



## Directions

From Llandudno Junction Railway Station proceed towards Glan Conwy, turn left at Richard Williams Building Merchants onto Narrow Lane and take the first turning on the right into Pentyffryn, continue up the road for approximately 200 yards and the property is on the left hand side. REF: A696 06/05/25 Rev 07/01/26

We will be pleased to arrange a viewing of this Home

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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.

