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**43 Bryn View Road, Penrhyn Bay, Llandudno,  
Conwy, LL30 3LW**



**£245,000**

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THIS BEAUTIFULLY PRESENTED 2/3 BEDROOM SEMI DETACHED DORMER BUNGALOW IS SITUATED TOWARDS THE END OF A CUL-DE-SAC OVERLOOKING THE GREEN, within an easy access of local village shops of Penrhyn Bay, Promenade, bus services, local Family Practitioners and Chemist. The accommodation briefly comprises:- porch; hall; lounge; separate dining room/ground floor bedroom; kitchen with lean to upvc double glazed conservatory; principal bedroom with built-in wardrobe and drawers; modern 3-piece shower room with large shower stall; staircase from the hall leads to first floor landing with built-in wardrobes and another double sized bedroom. The property features gas fired central heating from a combination boiler, upvc double glazed windows. Outside - easily maintained gardens to the front and rear and drive for off road parking leads to a prefab concrete garage.

The accommodation comprises:-

Upvc Double Glazed FRONT DOOR to:-

#### PORCH

Upvc double glazed windows. FRONT DOOR to:-

#### HALL

Radiator

LOUNGE 16'7" x 11'11" (5.06m x 3.65m)



Fire surround with coal effect "Living Flame" gas fire with remote control, upvc double glazed window, coved ceiling, double radiator, views over the Green.

#### VIEW FROM LOUNGE



DOUBLE ASPECT DINING ROOM/BEDROOM 2 10'10" x 9'1" (3.31m x 2.78m)



With upvc double glazed bay window, double radiator, view over the Green.

KITCHEN 10'0" x 9'1" (3.05m x 2.78m)



Range of base, wall and drawer units with round edge worktops, built-in microwave, 4 ring gas hob, stainless steel sink, plumbing for a washing machine, double glazed windows, double radiator, cupboard housing "Vaillant" gas fired combination central heating/hot water boiler. Door from the kitchen leads to:



CONSERVATORY 11'11" x 6'5" (3.65m x 1.98m)



Upvc double glazed door to rear garden, double radiator, en-suite store room.

BEDROOM 1 11'11" x 11'9" (3.65m x 3.60m)



Including built-in wardrobe with sliding mirror doors, built in drawers, airing cupboard with a radiator, upvc double glazed window, double radiator.

PLASTIC CLADDED SHOWER ROOM



Large shower stall with "Mira" electric shower, glass side screen, wash hand basin, close couple w.c, upvc double glazed window, ladder style towel warmer.

A staircase from the hall leads to First Floor la



Radiator, range of built-in wardrobes with sliding mirror doors, hanging rails and shelves.

DOUBLE ASPECT DORMER BEDROOM 15'5" x 9'3" (4.71m x 2.83m)



Built-in wardrobes with sliding mirror doors, upvc double glazed window, radiator, view over the Green.

VIEW FROM FIRST FLOOR BEDROOM



## OUTSIDE



## FRONT GARDEN

Easily maintained with chippings and shrubs. Brick paved driveway for off road parking leads to:-

## PREFABRICATED CONCRETE SINGLE CAR GARAGE



## SMALL REAR GARDEN

With artificial grass and borders.

## TENURE

FREEHOLD

## COUNCIL TAX BAND

Is "D" obtained via [www.conwy.gov.uk](http://www.conwy.gov.uk)

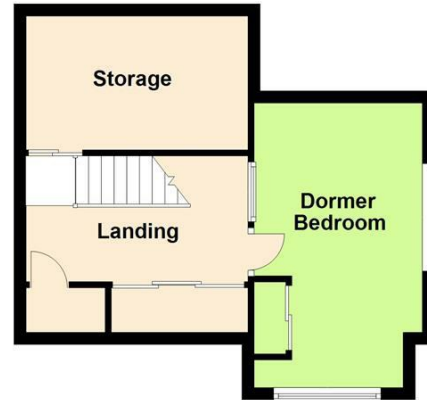
## Ground Floor

Approx. 71.4 sq. metres (768.8 sq. feet)



## First Floor

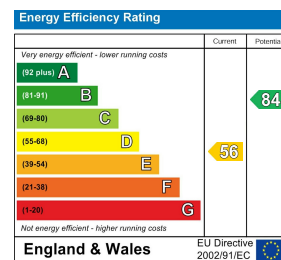
Approx. 32.2 sq. metres (346.8 sq. feet)



## Area Map



## Energy Efficiency Graph



## Directions

From our Llandudno Office proceed to the Promenade, turn right over the Little Orme, at the roundabout in Penrhyn Bay take the 2nd exit onto Llandudno Road, 2nd turning on your left onto St Davids Road and 1st right onto Penrhos Drive, 1st right onto Bryn View Road follow the road round towards the end of the cul-de-sac and the property is on your left hand side. REF: A684 23/04/25 Rev 05/12/25

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.

