

**Bryan Davies
+ Associates**

4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125

AUCTIONEERS
●
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

1 Charleston Close, Penrhyn Bay, Llandudno, Conwy, LL30 3HX



No Onward Chain £329,950



www.bdahomesales.co.uk

SITUATED AT THE BEGINNING OF THIS POPULAR CUL DE SAC. THIS FOUR BEDROOM DETACHED FAMILY SIZED HOME WAS BUILT (C1990). Within easy access of villages shops, Co-op, bus services, family practitioners centre and chemist, restaurants, secondary and primary school and within an easy walking distance of the foreshore in Penrhyn Bay. Approximately 2½ miles of Llandudno Town Centre. The accommodation briefly comprises:- front door to hall; 2-piece cloakroom; lounge with access to rear garden; separate dining room; kitchen/breakfast room; first floor landing; 4 bedrooms 2 with built-in wardrobes and the main bedroom having an en-suite 3-piece shower room; 3-piece family bathroom. The property features gas fired central heating, double glazed windows. Outside - good sized corner plot with gardens to the front and rear. Drive for off road parking leads to a single car garage.

The Accommodation Comprises:-

Upvc Double Glazed Sliding FRONT DOOR

And sidelights to:-

PORCH

Tiled floor, double glazed door to:-

HALL

Laminate flooring, coving, radiator.

2-PIECE CLOAKROOM

Vanity wash hand basin, display shelf with mirror, close coupled w.c, upvc double glazed window, radiator.

LOUNGE 15'1" x 12'11" (4.61m x 3.96m)



Fire surround with marble back and hearth, inset gas coal effect fire and display mantle, coving, t.v. point, double radiator, upvc double glazed window and sliding double glazed patio doors to the rear garden.

DINING ROOM 10'1" x 9'3" (3.08m x 2.82m)



Plus upvc double glazed bay window to front, laminate flooring, coving, radiator.

KITCHEN 12'11" x 7'2" (3.96m x 2.19m)



Fitted range of Light Beech effect fronted base, wall and drawer units with round edge worktops incorporating 1½ bowl sink unit and mixer taps, integrated double 'Hotpoint' electric oven and 'Bosch' 4 ring gas hob, cooker hood over, integrated 'Bosch' slimline dishwasher, larder fridge, 'Bosch' freezer, 'Karndean' flooring, upvc double glazed window to the rear, recessed spotlights to ceiling and upvc double glazed door to the rear garden, tile effect flooring, radiator.



A staircase from the Entrance Hall leads to:-

FIRST FLOOR LANDING

Linen cupboard with slatted shelving, access to roof space, upvc double glazed window, radiator.

DOUBLE ASPECT BEDROOM 1 12'10" x 8'11" (3.92m x 2.74m)



Upvc double glazed windows to the rear and side, built-in double wardrobes, dressing table with wall light and top cupboards, radiator.



EN-SUITE 3-PIECE SHOWER ROOM



Comprises tiled shower stall with 'Mira' electric shower, vanity wash hand basin, close coupled w.c, display shelving, mirror and shaver point, mirror fronted cabinet, upvc double glazed window, radiator.

BEDROOM 2 10'7" x 8'11" (3.24m x 2.74m)



Including 2 built-in double wardrobes and top cupboards, upvc double glazed window to front, radiator.

BEDROOM 3 10'4" x 9'6" (3.16m x 2.92m)



Display shelving, upvc double glazed window to the rear, radiator.

BEDROOM 4 8'5" x 6'9" (2.59m x 2.08m)



Upvc double glazed window to the front, spotlights, radiator.

3-PIECE FAMILY BATHROOM



In Grey comprising panel bath with mixer tap and and shower attachment, vanity wash hand basin, close coupled w.c, display shelving, mirror and shaver light, upvc double glazed window, radiator.

OUTSIDE

FRONT GARDEN

With double block paved driveway providing off road parking. Lawns, shrubs, hedging, sitting area leads to:-

GARAGE 18'5" x 9'1" (5.63m x 2.77m)

Brick built with up and over door, light, power and water connected, display shelving, electric meter, wall mounted gas fired 'Atag' gas fired combination central heating and hot water boiler.

REAR GARDEN



Good sized corner garden with lawn, timber garden shed, pavings, seating area, chippings, good sized glazed garden room with paved flooring.



TENURE - FREEHOLD

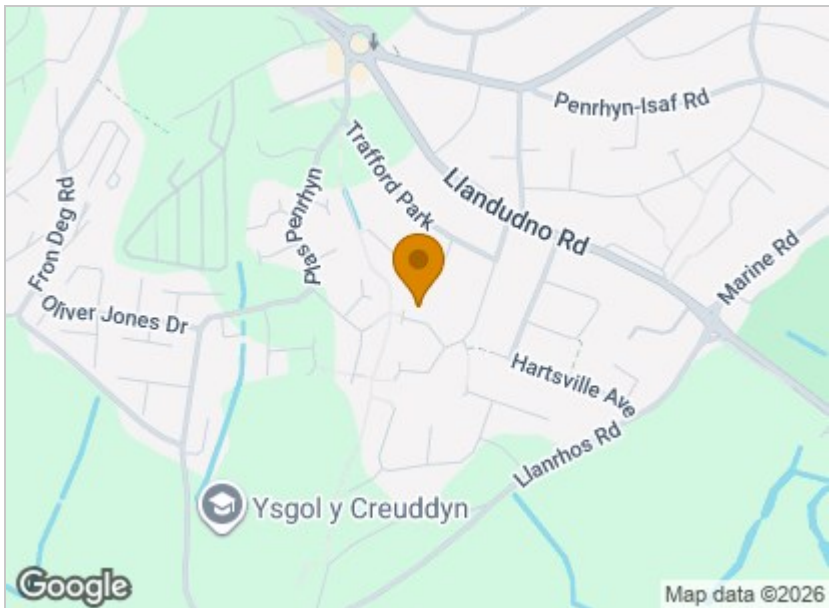
COUNCIL TAX BAND

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

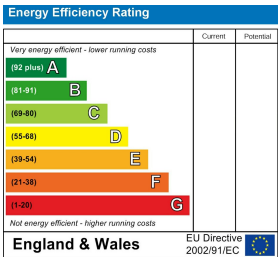
AWAITING ENERGY PERFORMANCE CERTIFICATE

AWAITING FLOOR PLAN

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office, onto the promenade, over the Little Orme onto Llandudno Road, take the first turning on the right into Charleston Road and then follow the road down to the right and take a right hand turn into Charleston Close and the property is on the left hand side. REF: A859 03/03/26

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.



For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.