

**Bryan Davies
+ Associates**

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**AUCTIONEERS
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£265,000

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www.bdahomesales.co.uk

THIS MODERN AND WELL PRESENTED THREE BEDROOM SEMI DETACHED HOME IS SITUATED IN A VERY CONVENIENT LOCATION ON THE OUTSKIRTS OF THE VILLAGE ALLOWING EASY ACCESS TO THE LINK ROAD TO LLANDUDNO AND THE A55. THE PROPERTY ENJOYS VIEWS OVER THE CARNEDDAU MOUNTAINS, MARL WOODS AND THE OBELISK.

The spacious well planned accommodation comprises: entrance hall with understairs storage cupboard; two piece cloakroom; lounge; kitchen/diner with integrated gas hob, electric oven, space and plumbing for washing machine, fridge/freezer and dishwasher, patio doors from the dining area lead onto the rear garden. A staircase leads to the first floor landing; principal bedroom with built-in wardrobes; second double bedroom; bedroom three and modern family bathroom. Outside - small front garden area with allocated parking for two cars; rear garden with lawn, patio, raised flower beds and seating.

The accommodation comprises:

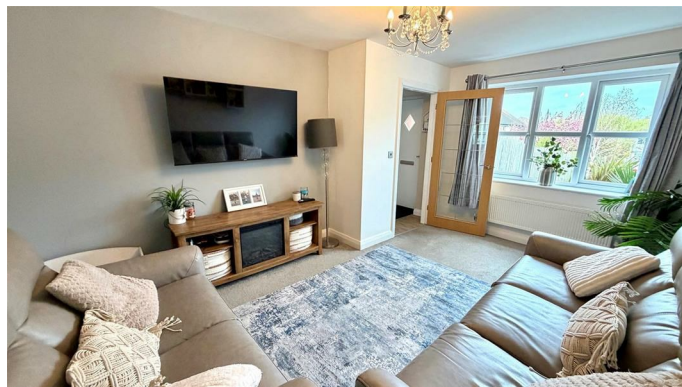
HALLWAY

Radiator, understairs cupboard, tiled floor.

2 PIECE CLOAKROOM

In white, comprising wash hand basin and w.c., radiator, upvc double glazed window.

LOUNGE 15'7" x 10'8" (4.77m x 3.27m)



Radiator, upvc double glazed window with views to the hillside.

KITCHEN/DINER 17'1" x 9'6" (5.23m x 2.92m)



Range of base, wall and drawer units with round edge worktops incorporating stainless steel sink, built-in double oven, four ring gas hob and cooker hood over, plumbing for a washing machine and dishwasher, wall tiling, floor tiling, upvc double glazed windows, French doors lead to rear garden.



A staircase from the Hallway leads to:

FIRST FLOOR LANDING

Radiator, view to Conwy Estuary and Castle.

PRINCIPAL BEDROOM 12'10" x 10'7" (3.93m x 3.25m)



VIEW FROM BEDROOM 2



BEDROOM 3 9'6" x 8'0" (2.92m x 2.44m)



Plus built-in wardrobe, radiator, upvc double glazed window with view to the hillside over the Play Area.

Radiator, upvc double glazed window, view to the hillside over the Play Area.



BATHROOM



BEDROOM 2 10'0" x 10'10" (3.07m x 3.32m)



Suite in white comprising panel bath with mains over bath shower, wash hand basin, close coupled w.c., ladder style towel rail, wall tiling, floor tiling.

OUTSIDE

SMALL FRONT GARDEN AREA

ALLOCATED PARKING

For two cars.

Radiator, upvc double glazed window, view to Conwy Valley.

REAR GARDEN



With lawn, patio, raised flower beds and seating.

TENURE

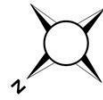
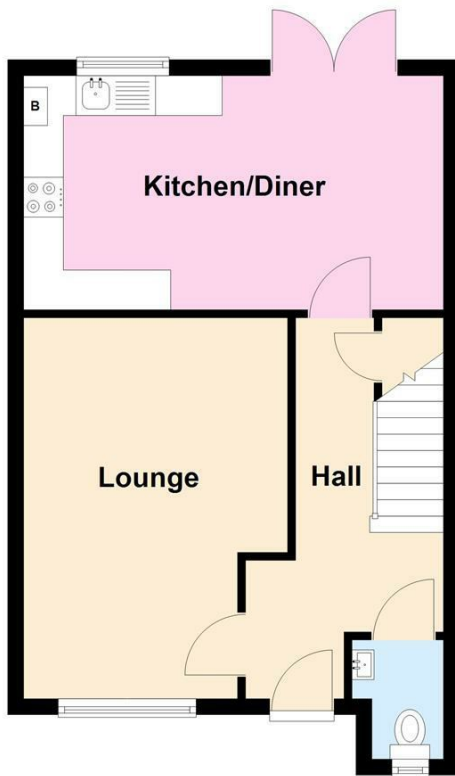
The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

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

Ground Floor

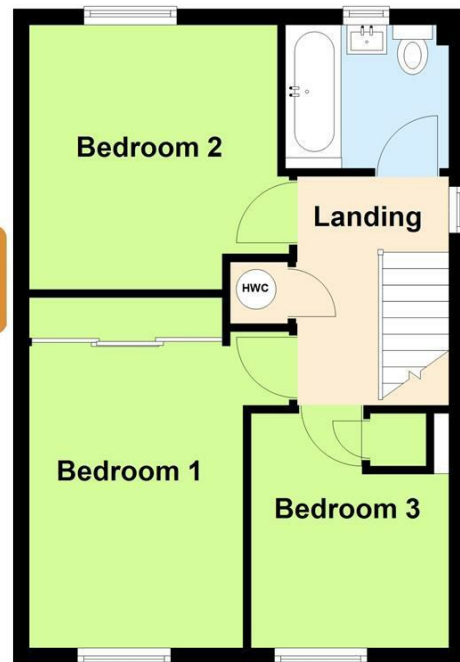
Approx. 42.1 sq. metres (452.8 sq. feet)



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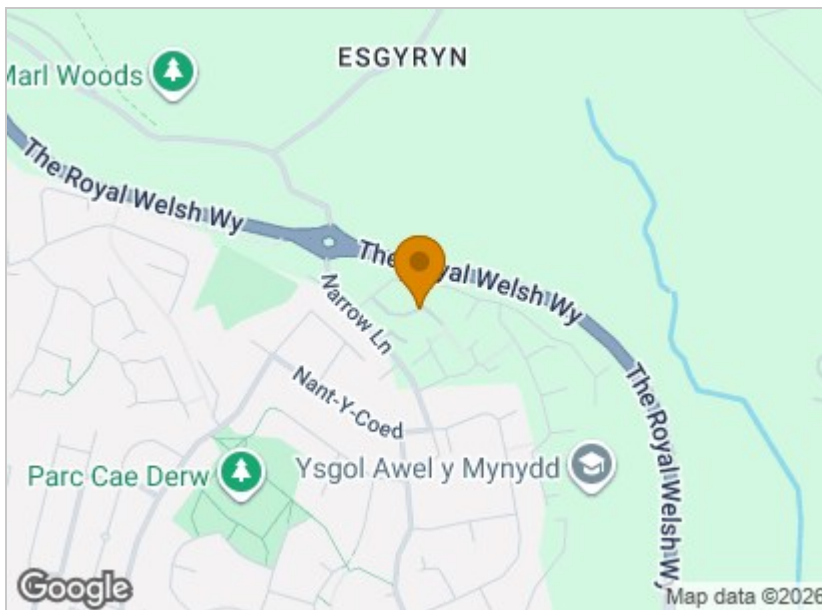
First Floor

Approx. 41.4 sq. metres (445.5 sq. feet)

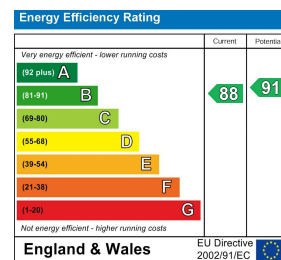


Total area: approx. 83.5 sq. metres (898.3 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From the A55 Expressway, black cat roundabout, turn onto the A470 continue heading for Llandudno, take the first left into Narrow Lane and first left into Cae'r Llyn, next right onto Lon Parciau and the property is on the right. A887 16/04/26

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.

