



29 Bryn- Y - Bia Road
Llandudno, North Wales LL30 3AS

Asking Price £439,000



GREATLY REDUCED ON THE 7 MAY 2021 and MUST BE VIEWED. A truly outstanding DETACHED BUNGALOW of quality and appeal, set well back from the road in large mature stocked gardens. From the front elevations and gardens there are glorious views to the Nant-y-Gamar hills, the sea in the distance and Llandudno Bay. Approached by a long private driveway to the SINGLE GARAGE and plenty of off road parking the bungalow is in immaculate decorative order throughout, ready to walk into and affords PORCH, HALLWAY, LARGE 22' LOUNGE, into DINING ROOM, FITTED KITCHEN BREAKFAST ROOM, MASTER BEDROOM EN SUITE, FAMILY BATHROOM & SHOWER. OF particular note is the useful LOFT ROOM which could provide an extra third bedroom subject to building regulations. The gardens are another feature of the bungalow of mature lawns, stocked borders, SUN ROOM and patio terrace, rockeries BLOCK UTILITY STORE and ornamental areas. In the favoured Craigside area the bungalow is only a short distance from Craig-y-Don, and Llandudno town centre. Ref CB7190 Energy Rating F33 Potential D60



Entrance

Double glazed front door to PORCH, tiled floor, coved ceilings, inner door to

Hallway

Meter cupboard, central heating radiator, coved ceilings, double door wardrobe cupboard

Lounge 22' x 12'7 (6.71m x 3.84m)

Fireplace surround with floral tiled inset in the Art Nouveau style, living flame gas fire, tiled hearth, 2 double glazed bay windows overlooking the gardens and distant hills, 2 double glazed side window, archway to

Dining Room 12'1 x 9'6 (3.68m x 2.90m)

Laminate flooring, double glazed bay window, central heating radiator, coved ceilings

Fitted Kitchen Breakfast Room

14'8 x 5'7 widening to 8'8 (4.47m x 1.70m widening to 2.64m)

Range of cream base cupboards and drawers with black granite work top surfaces, stainless steel sink unit, double glazed window and back door, tall larder cupboard, built in oven and 4 ring electric hob unit, tiled recess, cooker extractor hood, pan drawers

Bedroom 1 11'5 x 9'8 (3.48m x 2.95m)

Double glazed window, central heating radiator, 2 fitted double door wardrobe cupboards

En Suite Shower Room 10'4 x 5'7 (3.15m x 1.70m)

Walk in double shower cubicle and shower unit, vanity wash hand basin, w.c, central heating radiator, double glazed window, heated towel radiator, upvc walls and ceiling, inset lighting, mirror and light

Bedroom 2 13'5 x 10'2 (4.09m x 3.10m)

Central heating radiators, coved ceilings, 2 double door wardrobes

Bathroom 8'8 x 5'8 (2.64m x 1.73m)

Panel bath, fitted shower and screen, w.c, tiled walls,

double glazed window, central heating radiator and mirror

The Garage 16' 9 x 8'10 (4.88m 2.74m x 2.69m)

Single brick garage with pebble dashed elevations, tiled pitched roof, up and over door. The garage is approached by a long driveway off Bryn-y-Bia road, a small section which is used by the neighbouring property.

The Gardens

With the bungalow set well back from the road the main garden is to the side and front laid with three lawns, stocked flower borders and beds, rockeries, pathways lead around the bungalow. At the back there is a BLOCK UTILITY STORE 9'4 x 7'4 stainless steel sink unit, plumbing for washing machine, wall and base cupboards, Separate w.c. There is a raised ornamental terrace laid with pebbles and SUMMER HOUSE with brick lower walls, double glazed and tiled roof. To the side is a sheltered patio area set into the natural rock-line. The gardens do extend up the natural rock-line behind the bungalow

AGENTS NOTE

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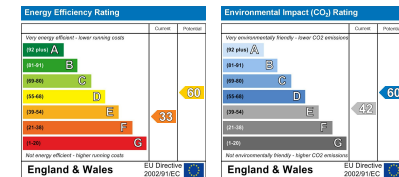




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