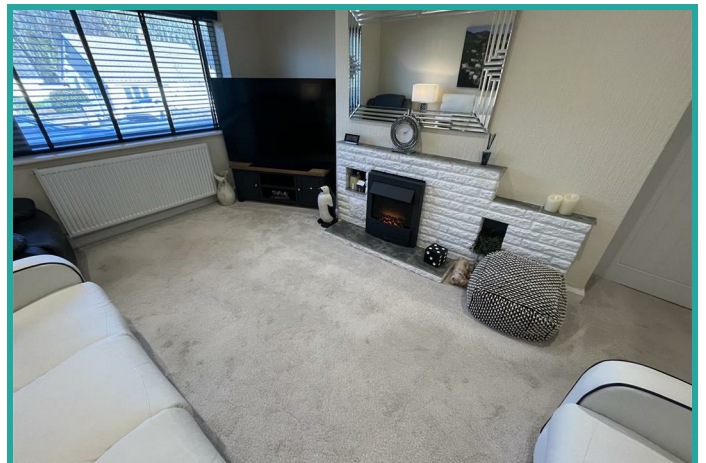




STERLING

ESTATE AGENTS & VALUERS

**27 Bryn Lupus Drive, Llanrhos
Llandudno LL30 1SF**



£299,950

27 Bryn Lupus Drive, Llanrhos, Llandudno LL30 1SF

Chain free and undoubtedly one of the nicest DETACHED BUNGALOWS in the locality, superbly updated, improved and decorated to an exceptionally high standard. Only an internal inspection will reveal the superbly appointed and ready to walk into. The current owners have also built onto the rear of the bungalow a SUPERB LIVING CONSERVATORY with access onto the private south facing gardens. The double glazing has privacy glass on the exterior, the kitchen is well fitted and the bungalow is centrally heated. As well as the SINGLE GARAGE there is a CAR PORT and extensive parking on the brick paviour driveway and front. From the HALLWAY is the LOVELY LOUNGE, 2 BEDROOMS with FITTED WARDROBES, MODERN BATHROOM. The bungalow occupies a pleasant quiet position in the hamlet of Llanrhos, between Llandudno and Deganwy. Tenure Freehold, Council Tax Band D, Energy Rating 59D Potential 83B. Ref CB8015

Entrance

Double glazed front door to L Shaped Hallway, central heating radiator, 2 built in cupboards, grey wood grain design flooring

Lovely Lounge

15'1" x 11'9" (4.6 x 3.6)

Double glazed window to front aspect and side, stone fireplace and side plinth with electric fire, central heating radiator, coved ceilings

Fitted Kitchen

12'5" x 8'2" (3.8 x 2.5)

Range of white gloss style base cupboards and drawers, black work top surfaces, double glazed window and back door, stainless steel sink unit, plumbing for washing machine, central heating radiator, built in dishwasher, Lamona 4 ring electric hob unit, built in oven, splash back, cooker extractor hood, pan drawers, gas central heating boiler

Superb Living Conservatory

23'3" x 10'5" (7.1 x 3.2)

Brick lower walls, windows double glazed, access onto the south facing gardens, central heating radiator

Bedroom 1

11'9" x 11'9" (3.6 x 3.6)

Double glazed, central heating radiator, double door wardrobe

Bedroom 2

12'1" x 10'5" (3.7 x 3.2)

Double glazed, central heating radiator, double door wardrobe unit

Modern Bathroom

8'10" x 4'3" (2.7 x 1.3)

Panel bath, pedestal wash hand basin, w.c, double glazed, cladding to the walls, central heating radiator

The Garage

Long decorative brick driveway with plenty of off road parking leading to the SINGLE GARAGE, brick and pebble dashed elevations, electric roller shutter door, useful covered Car Port area, EV charging point

The Gardens

Private rear garden laid with flagstones for low upkeep, borders with flowering trees, Garden Shed, the gardens are south facing. The whole of the front has been laid with decorative brick pavements providing plenty of off road parking

AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	59	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	69	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

AGENTS NOTES;

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