

Anthony Flint

property consultants



**Westleigh
17 Trafford Park
Penrhyn Bay Village
Llandudno
LL30 3HD**

**Asking Price Of
£225,000**







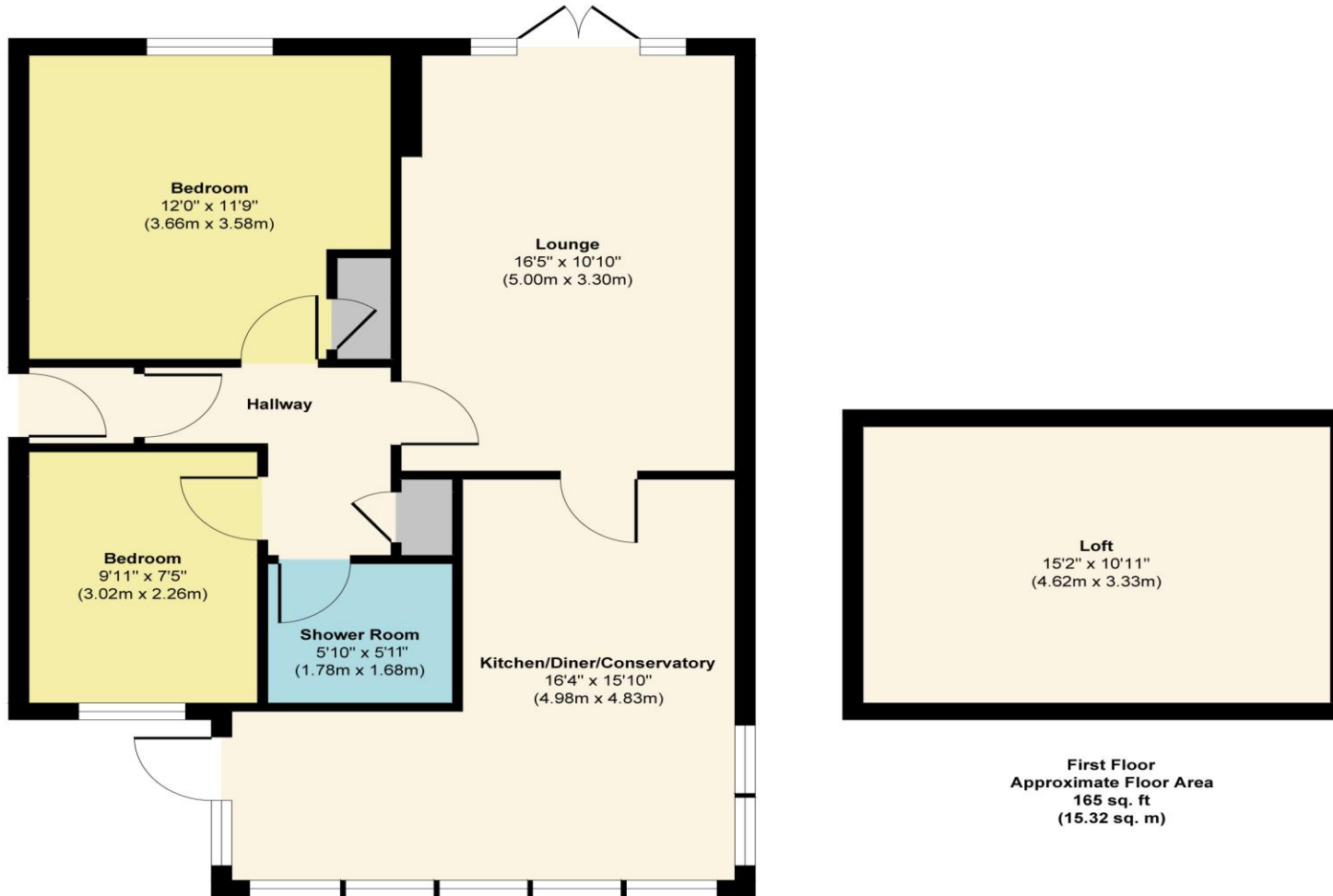
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This immaculately presented two bedroom detached bungalow has been tastefully refurbished throughout to give a lovely bright, modern look and is located in the centre of the popular Penrhyn Bay village, within level walking distance of the shops, medical practice, chemist and main bus route. The bungalow offers very attractive and flowing accommodation of lounge with double doors to front garden, modern kitchen/diner/conservatory overlooking rear garden, two bedrooms and modern shower room. Externally are landscaped low maintenance gardens, off road parking and two storage sheds.

ENTRANCE uPVC double glazed window with composite door. HALLWAY loft access, storage cupboard housing electric meter, radiator. LOUNGE 16'5" x 10'10" uPVC double glazed French style doors to front garden, laminate flooring, coved ceiling, small alcove in chimney breast with oak mantle beam over, radiator. KITCHEN/DINER/CONSERVATORY 16'4" x 15'10" modern light and airy, a range of wall, base and drawer units in white high gloss, under unit lighting, work surfaces over, laminate flooring, composite single bowl sink unit and drainer with mixer tap, built in dishwasher, electric hob with extractor hood over and built in electric oven, glass splash back, radiator. Conservatory Area - uPVC double glazed windows overlooking rear garden, cupboard space for washing machine and dryer, space for fridge freezer, laminate flooring, radiator, uPVC opaque double glazed window to bathroom, door out to rear garden with ramp access. MAIN BEDROOM 12' x 11'9" uPVC double glazed window, coved ceiling, radiator, built in cupboard with hanging rail and smaller storage cupboard above. BEDROOM TWO 9'11" x 7'5" uPVC double glazed window overlooking rear garden, radiator. SHOWER ROOM 5'10" x 5'11" uPVC opaque double glazed window, vinyl flooring, modern three piece suite in white comprising fully tiled shower cubicle with shower, wash hand basin with mixer tap set in vanity unit, low flush w.c. LARGE LOFT SPACE 15'2" x 10'11" pull down ladder, lighting, two power points, central heating boiler, radiator, access door to extra eaves storage. EXTERNALLY Front - timber gates, off road parking for three cars, low maintenance chipped area with established trees. Rear - low maintenance with chippings, established trees, planted beds with established trees and bushes, pergola, two timber storage sheds, fence boundaries, water tap. PG 17/02/2021



17 Trafford Park



Ground Floor
Approximate Floor Area
700 sq. ft
(65.03 sq. m)



Approx. Gross Internal Floor Area 865 sq. ft / 80.35 sq. m

Not to Scale. For illustration purposes only.

Produced by Elements Property



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Tenure and Council Tax: Tenure - We are informed by the vendors that the property is Freehold. We are informed by the vendors that the Council Tax Band is Band D Conwy County Borough Council.

Viewing: Strictly by appointment through our Anthony Flint Office.

Services: Please note that none of the services, fittings, fixtures or appliances, heating/plumbing installations or electrical systems have been tested by the Estate Agent and no warranty is given to verify their working ability.

Proof of Identity and Funds: In order to comply with anti-money laundering regulations, Anthony Flint Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address. PROOF OF FUNDS: a copy of a mortgage offer or bank statement providing evidence of funding is required before we can advise Solicitors of a purchase.

General: If you need any advice relating to mortgages, surveys or solicitors then please ask a member of staff who will be happy to recommend a professional local company.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements