

**Bryan Davies  
+ Associates**

SELLING HOMES 7 DAYS A WEEK

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**AUCTIONEERS**  
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## 12 Awel Y Castell, Llandudno Junction, LL31 9GG



**£225,000**

1 Reception - 3 Bedroom - 2 Bathroom

[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)

## 12 Awel Y Castell, Llandudno Junction, LL31 9GG

THIS MODERN THREE BEDROOM DETACHED BUNGALOW was built by Beech Homes in (c2013) and is situated in this pleasant cul de sac, close to Llandudno Junction Shopping which includes Asda Supermarket; Iceland; Tesco and Mainline Railway Station, close to the link road leading to Llandudno and the A55 Expressway. The accommodation briefly comprises:- hall; lounge with bay window; kitchen/dining room with built-in appliances; principal bedroom with en-suite 3-piece shower room; 2nd double sized bedroom; 3rd bedroom/study; 3-piece bathroom with overbath shower. The property features gas fired central heating, upvc double glazing the residue of the 10 year NHBC certificate and furthermore it offers sustainable living to include a solar thermal energy system with roof fitting solar panels. Outside - there are gardens to front and rear, brick paved drive leads to single car garage with automatic up and over door. Freehold.

**The accommodation comprises:-**

### **COVERED ENTRANCE**

### **DOUBLE GLAZED SIDE DOOR**

To:-

### **HALL**

Radiator, airing cupboard with "Glow-worm" hot water tank, access to loft space.

### **DOUBLE ASPECT LOUNGE/DINING ROOM**

5.82m x 3.15m (19'1" x 10'4") Into upvc double glazed bay window, coving, air circulation filter, t.v and telephone point, double radiator.

### **DOUBLE ASPECT KITCHEN/DINING ROOM**

4.78m x 3.10m (15'8" x 10'2") Fitted range of Walnut effect base, wall and drawer units with round edge worktops with uplights and under unit lighting, integrated single drainer sink unit and mixer tap, "Zanussi" electric oven and 4 ring "Zanussi" gas hob and stainless steel splashback with stainless steel cooker hood over, integrated "Electrolux" dishwasher and "Electrolux" washing machine, cupboard housing "Glow-Worm Flexicom" gas fired central heating and hot water boiler, wall and floor tiling, double opening upvc double glazed French doors to rear garden, recessed down lighters to ceiling, space for fridge/freezer.



### **BEDROOM 1**

3.46m x 3.18m (11'4" x 10'5") Upvc double glazed window, double radiator, t.v point.



### **EN-SUITE TILED 3-PIECE SHOWER ROOM**

Circulation filter, tiled shower stall with mains shower, pedestal wash hand basin and mixer tap, close coupled w.c, ladder style towel rail, floor tiling, shaver point, display shelf with recessed down lighters.



### **BEDROOM 2**

3.46m x 3.16m (11'4" x 10'4") Circulation filter, upvc double glazed window, double radiator.

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### BEDROOM 3/STUDY

2.57m x 2.09m (8'5" x 6'10") Circulation filter, upvc double glazed window, telephone point, radiator.



### TILED 3-PIECE BATHROOM

Circulation filter, White suite comprising panel bath, close coupled w.c, ladder style towel rail, display shelf, shaver point, floor tiling, recessed down lighters to ceiling, upvc double glazed window.



Outside

### FRONT GARDEN

With lawn, flowerbeds, block paviour driveway provides off street parking leads to:-

### DETACHED SINGLE CAR GARAGE

With remote up and over door, light and power connected, side door to garage, lean to potting shed.

### REAR GARDEN

With paved patio area. Pavings, decorative chippings, lawns, Corsican pine tree on a tree preservation order, shrubs, trees, flowerbeds, outside tap, raised flower/rockery bed.



### Tenure

FREEHOLD

### COUNCIL TAX BAND

Is "D" obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

### MAINTENANCE

There is a maintenance charge which we believe is currently £216.00 per annum payable ½ yearly for maintaining the woodland, play park and planters.

### DIRECTIONS:

From Llandudno Junction Railway Station turn right heading towards Glan Conwy, take the second turning on the left which is Marl Drive, follow this road down for approximately ½ a mile, turn right onto Nant y Glyn, first right onto Gwel y Castell continue up the road onto Awel y Castell turning to the right and the property is on the left hand side. Ref: V3419 14/01/16 31/05/16

### LLANDUDNO OFFICE OPENING HOURS

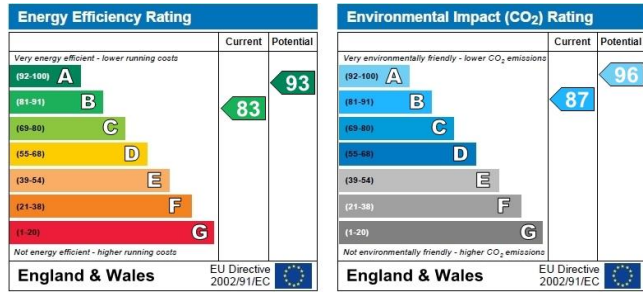
Monday to Friday: 8.30 a.m to 5.30 p.m.

Saturday: 8.30 a.m to 4.00 p.m.

Sunday: 1.00 p.m. To 3.00 p.m.

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Ref: 3419



We will be pleased to arrange a viewing of this Home

01492 875125 or 01492 544551

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