

**Bryan Davies  
+ Associates**

SELLING HOMES 7 DAYS A WEEK

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## 24 St Annes Gardens, Llanrhos, Llandudno, LL30 1SD



**£279,950**

2 Reception - 3 Bedroom - 2 Bathroom

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

## 24 St Annes Gardens, Llanrhos, Llandudno, LL30 1SD

A BEAUTIFULLY UPDATED DETACHED SPANISH STYLE CHALET BUNGALOW situated in this popular cul de sac, within two miles of Llandudno. The accommodation briefly comprises:- reception hall; lounge; open plan kitchen/dining room with Cream gloss effect fronted units; ground floor principal bedroom with en-suite 4-piece bathroom; first floor landing; 2 double sized bedrooms and a modern 3-piece shower room. The property features gas fired central heating, double glazed windows. Outside - gardens to front and rear and drive for off road parking leads to a double width garage.

**The accommodation comprises:-**

### **CANOPIED ENTRANCE**

#### **Upvc double glazed FRONT DOOR**

And upvc double glazed leaded sidelights to:-

### **RECEPTION HALL**

3.62m x 2.53m (11'11" x 8'4") Laminate wood effect flooring, cupboard housing gas and electric meter, decorative coving, wall light point, understairs storage cupboard.

### **TRIPLE ASPECT LOUNGE**

4.92m x 4.59m (16'2" x 15'1") Wall mounted electric heater, t.v point, double aspect upvc double glazed leaded windows, decorative coving, double and single radiator, glazed door through to:-

### **DINING ROOM (OPEN PLAN THROUGH TO KITCHEN)**

3.49m x 2.65m (11'5" x 8'8") 2 wall light points, coving, double radiator.

### **KITCHEN/BREAKFAST ROOM**

4.04m x 3.79m (13'3" x 12'5") Fitted range of Cream Gloss fronted base, wall, drawer and display units with Oak worktops and under unit lighting, incorporating 1½ bowl sink unit and mixer tap, cupboard housing wall mounted "Baxi" combination central heating and hot water boiler, integrated double electric "Belling" oven and 5 ring electric "Smeg" ceramic hob, stainless steel cooker hood over, plumbing for dishwasher and wall mounted "Baumatic" wine cooler, space for dryer and fridge/freezer, book shelving, wall tiling, slate effect laminate flooring, recessed down lighters to ceiling, coving, upvc double glazed window and double glazed door to rear garden.



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### GROUND FLOOR BEDROOM 1

3.77m x 3.64m (12'4" x 11'11") Coving, built-in storage cupboard, triple and double Cream fronted wardrobes with hanging rails and shelving, upvc double glazing, double radiator.



### EN-SUITE 4-PIECE BATHROOM

2.56m x 2.13m (8'5" x 7'0") White suite comprising oval bath with mixer tap and shower attachment, vanity wash hand basin with shelving and cupboards below, corner shower stall with mains shower, close coupled w.c, wall tiling, ladder style electric towel rail, recessed down lighters to ceiling, extractor, upvc double glazed window, radiator.



A staircase from the reception hall leads to:-

### First Floor Landing

Access to roof space.

### BEDROOM 2

4.29m x 3.63m (14'1" x 11'11") Built-in double and single wardrobes with hanging rails and shelving, coving, recessed down lighters to ceiling, upvc double glazed window, double radiator.



### BEDROOM 3

4l.07m x 2.46m (13'4" x 8'1") Solid wood doors to deep built-in wardrobe, distant hill views, upvc double glazed window, recessed down lighters to ceiling, radiator.

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### FRONT GARDEN

Lawn, shrubs, trees. Drive for off road parking leads to:-

### DOUBLE WIDTH GARAGE

5.24m x 4.60m (17'2" x 15'1") With remote up and over door, light, power and water connected, upvc double glazed side personal door.

### REAR GARDEN

Decorative chippings, shrubs, trees, decked area with summer house.



### TILED 3-PIECE SHOWER ROOM

Comprising large walk-in shower stall with mains shower, wash hand basin and mixer tap, close coupled w.c, recessed downlighters to ceiling, electric ladder style towel rail, laminate wood effect flooring, upvc double glazed window.

### Tenure -

FREEHOLD

### COUNCIL TAX BAND

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



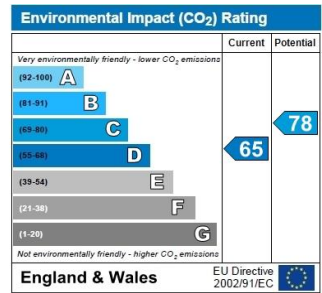
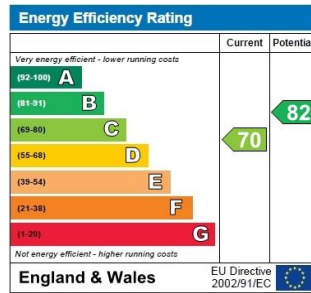
Outside

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## DIRECTIONS:

From our Llandudno Office proceed around the Castle Hotel passing Parc Llandudno to the roundabout by the Broadway Boulevard, turning right and down to the next roundabout turning left, take the dual carriageway A470 out of town to the next roundabout take the third exit B5115 heading towards Deganwy, through the mini roundabout and taking the first turning on the right onto St Annes Gardens, the property is on the right hand side within within 100 yards. Ref: V3757 22/07/16

Ref: 3757



## 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.

We will be pleased to arrange a viewing of this Home

01492 875125 or 01492 544551

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