

**Bryan Davies
+ Associates**

SELLING HOMES 7 DAYS A WEEK

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AUCTIONEERS
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ESTATE AGENTS

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Roselyn, Skerryvore Road, Bryn Pydew, Llandudno Junction, LL31 9QF



£525,000

3 Reception - 4 Bedroom - 2 Bathroom

www.bdahomesales.co.uk

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A GORGEOUS AND SPACIOUS CUSTOM DESIGNED FOUR BEDROOM DETACHED BUNGALOW built in 2009, situated in the ever popular Bryn Pydew. Within easy access of Llandudno, Colwyn Bay and the Expressway leading to Chester and Manchester. The luxury accommodation briefly comprises:- front door to open plan kitchen/dining/family room with integrated appliances and granite worktops; inner hall with 2-piece cloakroom; lounge with 10'5 high ceiling and wood burning stove; double opening door to conservatory; principal bedroom with tiled en-suite wet room; 2 further double sized bedrooms and a study or small 4th bedroom; luxury 4-piece tiled family bathroom; separate utility room. The property features propane gas fired under floor heating, solar panels, upvc double glazed windows, tiled floors and oak floors to the lounge and 3 bedrooms. Outside - off road parking to the front for several cars. Side and rear garden, patio area, panoramic open views to the countryside towards the Great Orme. The property is on a septic tank and there is a large tool store with toilet facilities.

INTERNAL INSPECTION OF THIS PROPERTY IS HIGHLY RECOMMENDED TO APPRECIATE THE SPACE AND POSITION.

The accommodation comprises:-

Double Glazed Composite FRONT DOOR

With coloured glass to:-

OPEN PLAN KITCHEN/DINING ROOM/FAMILY ROOM

9.18m x 4.22m (30'1" x 13'10")

KITCHEN AREA

Extensively fitted with high gloss base, wall, drawer and corner cabinets with matching central island with Brazilian Sparkle Granite round edge worktops, under unit lighting and decorative plinth lighting, inset 1½ bowl sink with Monobloc mixer tap and matching Granite splashbacks, integrated dishwasher and fridge/freezer, soft closing pan drawers and corner carousel unit, 5 ring "Rangemaster 110", propane gas cooking range with double ovens, grill and warming plate and stainless steel Rangemaster cooker hood over, tiled floor with underfloor heating, ceiling with recessed down lighters, upvc double glazed window with rural views.

DINING AREA

T.v point for wall mounted t.v, tiled floor with underfloor heating, upvc double glazed bay window with views.



Double Oak doors from the Kitchen/Dining Room lead to:-

INNER HALL

Recessed down lighters to ceiling, tiled floor with under floor heating, linen/storage cupboard with slatted shelving.



TILED 2-PIECE CLOAKROOM

With corner wash hand basin, close coupled w.c, extractor, tiled floor with under floor heating.

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LOUNGE

5.11m x 4.50m (16'9" x 14'9") With sloping feature ceilings - 10'5" high, Inglenook with "Charnwood" multi fuel wood burner, t.v and telephone point, upvc double glazed bay window with open rural views, under floor heating, Oak flooring, double opening upvc double glazed doors opening to:-



UTILITY ROOM

3.50m x 1.83m (11'6" x 6'0") Round edge worktops with plumbing for a washing machine and space for freezer, wall mounted gas fired "Worcester" hot water boiler, hot water cylinder, tiled floor with under floor heating, upvc double glazed window and upvc double glazed door to garden.

PRINCIPAL BEDROOM

4.53m x 3.75m (14'10" x 12'4") Including upvc double glazed bay window with open views. Feature vaulted ceiling, Oak flooring, 2 wall light points, t.v point.



CONSERVATORY

5.94m x 3.95m (19'6" x 13'0") T.v wall point, 4 wall light point, triple aspect upvc double glazed windows with double opening upvc double glazed doors and sidelights to patio, "Velux" double glazed skylight windows and feature exposed beam, tiled floor with under floor heating, air condition and heating unit, open rural views.



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TILED 3-PIECE EN-SUITE WETROOM

With walk-in shower area, mains "rain" shower, pedestal wash hand basin and mixer tap, close coupled w.c, mirror with light, extractor, recessed down lighters to ceiling, floor tiling, upvc double glazed window.



BEDROOM 2

3.79m x 3.04m (12'5" x 10'0") Oak flooring with under floor heating, upvc double glazed window, t.v. Point.



BEDROOM 3

3.41m x 2.95m (11'2" x 9'8") Oak flooring with under floor heating, upvc double glazed window.



BEDROOM 4/STUDY

3.35m x 1.87m (11'0" x 6'2") Tiled floor with under floor heating, upvc double glazed window.

A slingsby style ladder gives access to a boarded roof space with potential for further development

LUXURY TILED 4-PIECE FAMILY BATHROOM

White suite comprises bath with mixer tap, shower attachment, pedestal wash hand basin, corner shower stall with 2 shower heads, close couple w.c, floor tiling with under floor heating, ladder style towel rail, feature decorative lights to ceiling, upvc double glazed window, extractor.



Outside



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FRONT GARDEN

With off road parking for several cars.

SIDE AND REAR GARDEN

Laid to lawn with paved patio and pathways.

BLOCK BUILT GARDEN STORE

6.85m x 2.50m (22'6" x 8'2") Max. Power, light, double opening doors to garden, personal door to side, w.c, "Velux" double glazed skylight windows.

Tenure -

FREEHOLD

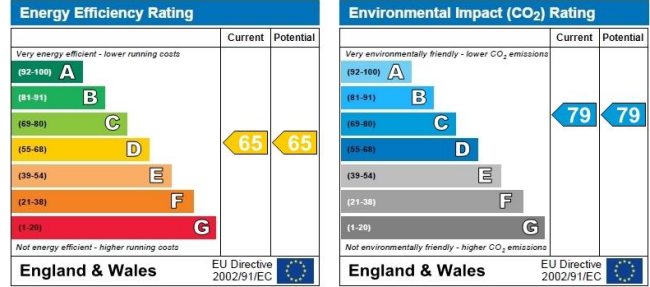
COUNCIL TAX BAND

Is "F" obtained from www.conwy.gov.uk

DIRECTIONS:

From the Railway Station at Llandudno Junction proceed towards Glan Conwy, at the main roundabout for the A55 take the first left on to the A470 heading for Llandudno. At the next roundabout take the third exit and continue up the hill then right again on to Esgryrside. At the fork in the road turn left, continue along this road for approximately ¼ of a mile and the property is on the left Ref: V4030 26/09/16 Rev 05/10/16

Ref: 4030



Ground Floor

Approx. 163.3 sq. metres (1757.8 sq. feet)



We will be pleased to arrange a viewing of this Home

01492 875125 or 01492 544551

e mail: llandudno@bdahomesales.co.uk

