



**Rangimarie, 14 Coed Y Mor,
Penrhyn Bay, Llandudno, LL30 3NS**

**Asking Price Of
£250,000**







Anthony Flint

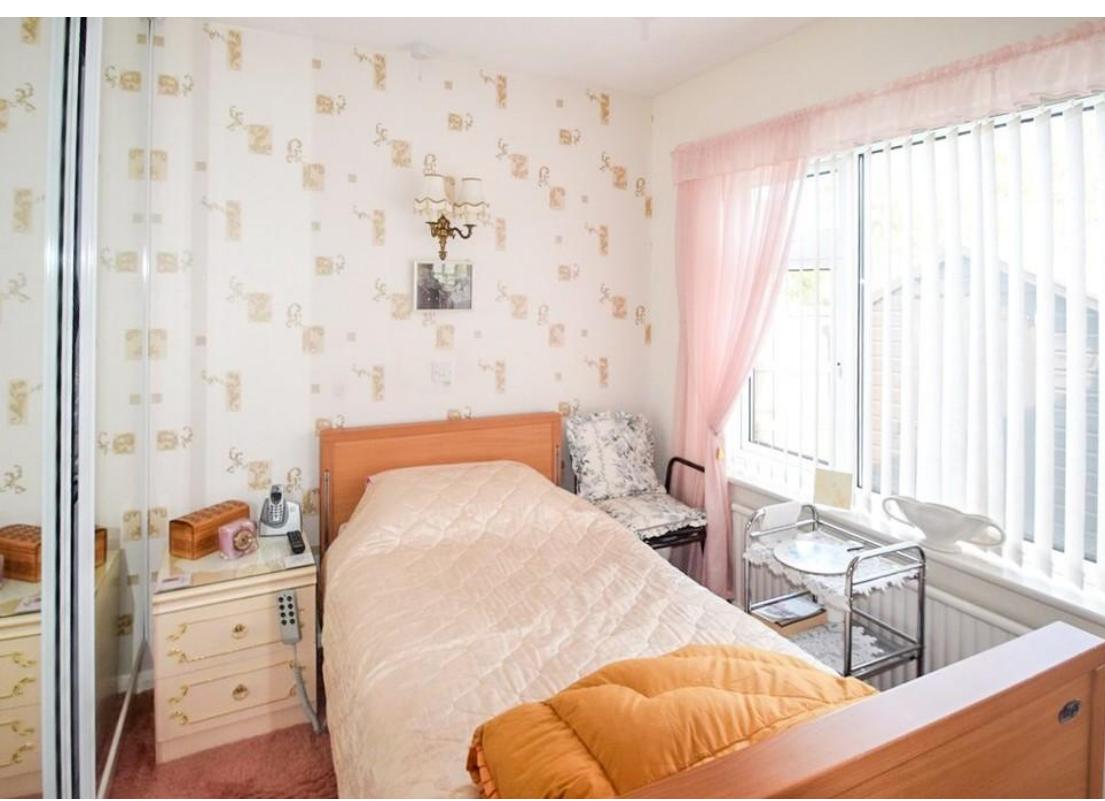
Located at the head of a quiet cul de sac with views towards the Little Orme, this link detached bungalow is ideally situated for the Promenade, local supermarket and shops of Penrhyn Bay and transport links to the Rhos on Sea and Llandudno. Benefiting from double glazing and central heating, the accommodation affords entrance hall, lounge / diner, fitted kitchen, principal bedroom leading to the conservatory, second bedroom and bathroom. To the outside, there are gardens to the front and rear with ample driveway parking and single car garage.

ENTRANCE uPVC double glazed entrance door with frosted panel to front elevation with side panel window, frosted uPVC double glazed window to side elevation, telephone point, built in cupboard housing electric meters, coved ceiling, radiator, built in storage cupboard with hanging rail and shelving and overhead locker, loft access. L-SHAPED LOUNGE/DINING ROOM 21'03" x 15'11" max x 8'06" uPVC double glazed windows to front and side elevations, two radiators, coved ceiling, television point. KITCHEN 10'05" x 7'08" uPVC double glazed window to side elevation, uPVC double glazed door with frosted panel, fitted with a range of wall, base and drawer units in white with complimentary work surfaces over with matching upstand and splashback, glazed display cabinet, under unit lighting, stainless steel sink unit with mixer tap, built in Diplomat hob, inset spot lighting, built in fridge, Worcester central heating boiler is located within a matching kitchen unit. BEDROOM ONE 12'11" x 10'04" uPVC double glazed windows and doors leading to Conservatory, fitted wardrobes to one wall with sliding mirrored doors, radiator. CONSERVATORY 12'08" x 9'06" uPVC double glazed windows

and half brick built, ceramic tiled flooring, radiator, uPVC double glazed door giving access to Garage and uPVC door with frosted glazed panel leading to rear garden. BEDROOM TWO 11'03" x 9'06" uPVC double glazed window to rear elevation overlooking rear garden, wall light point, built in wardrobes with sliding mirrored doors. BATHROOM 6'05" x 5'05" excl door recess, three piece suite in pale pink comprising panelled bath with Mira shower over, glazed screen, pedestal wash hand basin, w.c., part tiled walls with border tile, uPVC double glazed frosted window to side elevation, inset spot lighting, radiator.

FRONT GARDEN ample driveway parking leading to Garage, low maintenance garden laid to decorative chippings with shrub beds, courtesy lighting, pathway to side gate. REAR GARDEN timber gate to side, paved patio leading to lawned area with established hedge, shrub and flower borders, garden shed, summerhouse and outside tap. GARAGE up and over door, power and light, uPVC double glazed frosted window to rear elevation, one end is fitted with base units with work surfaces over and stainless steel 1.5 bowl sink with mixer tap, space for fridge, space for washing machine.

RB 9/10/20



14 Coed y Mor

Anthony Flint
Property Consultants

Conservatory
12'8" x 9'6"
(3.86m x 2.90m)

Bedroom
11'3" x 9'6"
(3.43m x 2.90m)

Bedroom
12'11" x 10'4"
(3.94m x 3.15m)

Garage
17'11" x 8'5"
(5.46m x 2.57m)

Bathroom
6'5" x 5'5"
(1.96m x 1.65m)

Hall

A/C

Kitchen
10'5" x 7'8"
(3.18m x 2.34m)

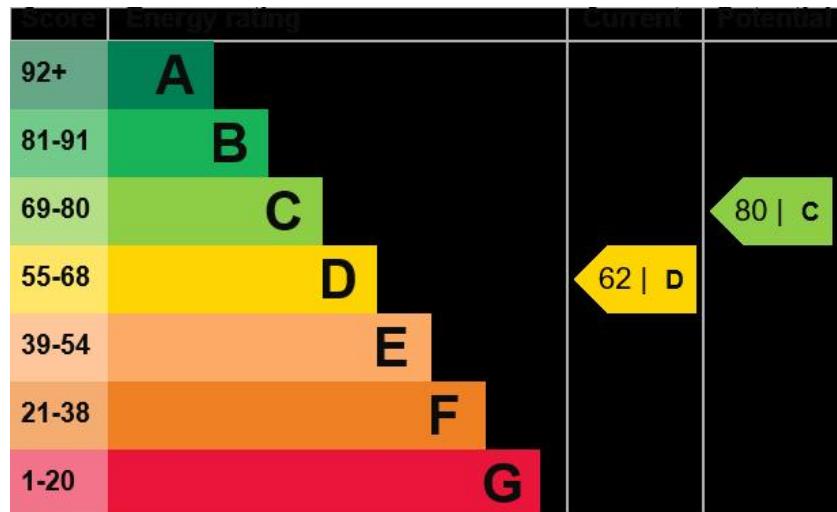
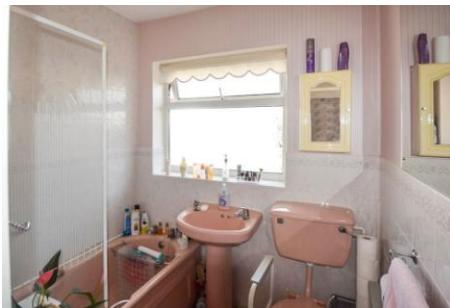
Floor Plan
Approximate Floor Area
705 sq. ft
(65.49 sq. m)

Lounge/Diner
21'3" x 15'1"
(6.48m x 4.85m)

Approx. Gross Internal Floor Area 705 sq. ft / 65.49 sq. m

Not to Scale. For illustration purposes only.

Produced by Elements Property



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 E 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.

Anthony Flint

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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 and 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.