



35 Cysgod Y Castell , Llandudno Junction, LL31 9LJ

£205,000

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This two bedroom semi detached bungalow is situated on the sought after Beech Homes Development. It benefits hallway, kitchen, lounge, two double bedrooms, bathroom and conservatory. It has gas central heating, double glazing and has ample off road parking and sunny rear garden.



This spacious two bedroom semi detached bungalow is situated on the sought after Beech Homes Development, was constructed in 2012 and benefits from the remainder of the NHBC Certificate Guarantee and in brief comprises; hallway, kitchen/ diner, lounge, two double bedrooms, bathroom and conservatory. It has gas central heating and double glazing throughout and also benefits from a solar thermal water heating system, keeping costs low with assisting with eco friendly living. It has ample off road parking and a sunny rear garden. Nearby is the village of Llandudno Junction which offers excellent travel links, local bus service and main line railway station. It offers easy access to the A55 and A470 for commuting. Local amenities offer a range of supermarkets, chemist, post office and hairdressers.

DOUBLE GLAZED ENTRANCE DOOR INTO;

ENTRANCE HALL

17'11 x 3'11 (5.46m x 1.19m)

With fitted ceiling lights, hatch giving access to fully insulated loft space, alarm key pad, storage cupboard housing the water cylinder, radiator, carpet, power points and doors leading off.

LOUNGE

16'8 x 11'7 (5.08m x 3.53m)

With fitted ceiling lights, wall mounted electric fire, carpet, radiator, TV point, power points and French doors into;

CONSERVATORY

12'0 x 10'2 (3.66m x 3.10m)

With fitted ceiling light, under floor heating, tiled floor, power points and French doors leading to the rear garden.

KITCHEN

12'5 x 11'2 (3.78m x 3.40m)

Having a range of modern fitted wall and base units with complementing work top surfaces over, integrated gas oven with gas hob and extractor fan over, space for fridge freezer, inset spotlights, smoke detector, tiled floor, radiator, power points, double glazed window to the rear, double glazed door giving access to the rear garden opening through to;

BEDROOM ONE

12'9 x 9'8 (3.89m x 2.95m)

With double glazed window to the front, wall to wall fitted wardrobes, carpet, radiator, fitted ceiling light, TV point and power points.

BEDROOM TWO

10'9 x 8'8 (3.28m x 2.64m)

With double glazed window to the front, fitted ceiling light, carpet, radiator, telephone point and power points.

BATHROOM

8'7 x 6'9 (2.62m x 2.06m)

Having a three piece suite comprising; panel bath with shower over, low level WC, wash hand basin, double glazed obscured glass window to the side, fully tiled walls, tiled floor and wall mounted chrome towel rail.

OUTSIDE

The front of the property is open plan with attractive lawn and established shrubs and plants. To the side is a block paved driveway with off road parking available. The rear of the property which has a sunny aspect has a paved patio and mainly laid with chippings for ease of maintenance, useful storage shed and is enclosed by wooden fencing.

DIRECTIONS

From our Llandudno office turn left onto Madoc Street then straight ahead the bearing left onto Vaughn Street, the bearing right onto Mostyn Broadway, continue ahead bearing right. At the traffic lights turn left onto Conwy Road, proceed up Conwy Road the across the roundabout onto the A470. Continue straight ahead over the first roundabout then at the second roundabout take the third exit then immediately left onto Marl Drive. Continue taking the next left into the Meadows then first right into Gwel y Castell then first right into Cysgod Y Castell. Property can be found on the right hand side.

SERVICES

Mains drainage, water, gas and electric are all believed connected at the property. There is also solar water heating. All services and appliances have not been tested by the selling agent.

AGENTS NOTES

Maintenance - £216 per annum (to include maintenance of the children's play area, up keep of the block paved road, lighting, communal gardens and gritting).

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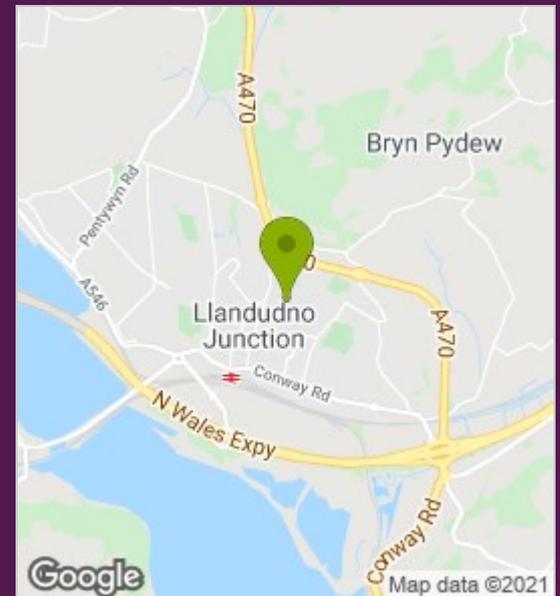
DOUBLE GLAZED ENTRANCE DOOR INTO;

ENTRANCE HALL

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Area Map



Floor Plans



Energy Efficiency Graph

