

William Gleave Buckley
47-49 Madoc Street
Llandudno, LL30 2TW

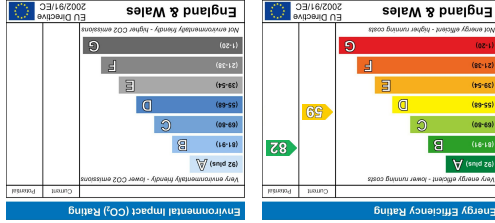
William Gleave Rhyll
19 Clwyd Street
Rhyll, LL18 3LA

William Gleave Llandudno
47-49 Madoc St
Llandudno, LL30 2TW

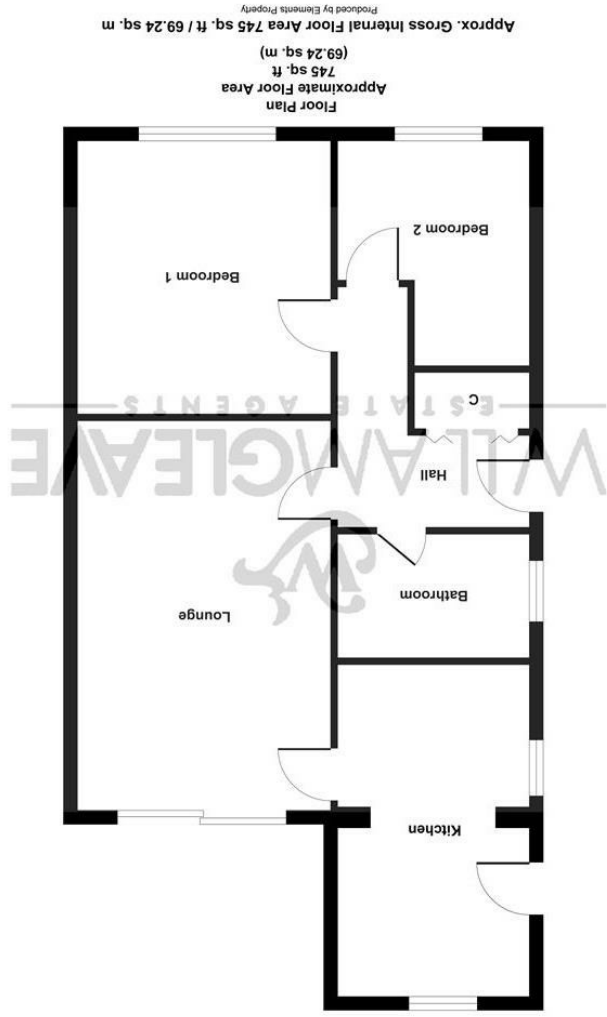
T: 01492 873854
E: llandudnolettings@wgestateagents.co.uk
W: www.wgestateagents.co.uk

T: 01745 336 699
E: estorbly@wgestateagents.co.uk
W: www.wgestateagents.co.uk

T: 01492 873 854
E: llandudno@wgestateagents.co.uk
W: www.wgestateagents.co.uk



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



BRYN MARL, LLANDUDNO JUNCTION
Price £210,000



This well appointed detached bungalow is situated in quiet residential position on the outer confines of Llandudno Junction. Local shops, bus services and the train station are closeby. Llandudno town centre is within a short drive, offering a range of individual shops, supermarkets and attractive Promenade and Pier. The accommodation comprises; entrance hall, large lounge, kitchen/ diner, two double bedrooms, bathroom and loft room perfect for conversion subject to the relevant planning approval. To the rear is a well established garden which enjoys a pleasant outlook and also a sunny aspect. The property is in need of some cosmetic improvements and would be ideal for the retirement buyer. For sale offering no onward chain.

Upvc entrance door leading into;

ENTRANCE HALL

With built in storage cupboard, laminate floor and access to loft room with pull down ladder.

LOUNGE

18'3" x 11'9" (5.58m x 3.59m)

With large double glazed sliding patio doors leading out to the rear garden, laminate floor, radiator, TV point and power points.

KITCHEN/ DINER

15'7" x 8'11" (4.75m x 2.72m)

With a range of fitted wall and base cupboards and drawers with worktop surfaces over, inset single drainer sink, built in electric oven with gas hob over with extractor fan, space for fridge/ freezer, space and plumbing for washing machine, radiator, space for dining table, power points, tile effect laminate floor, double glazed windows to the side and rear and upvc double glazed door to the side.

BEDROOM ONE

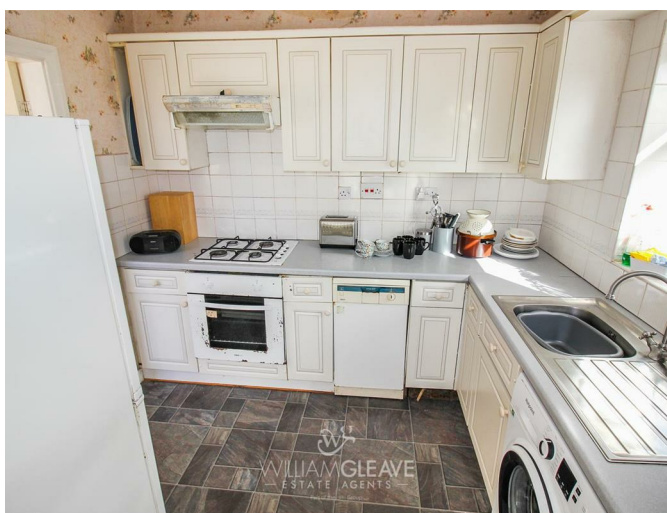
12'9" x 11'10" (3.91m x 3.62m)

With double glazed window to the front, laminate floor, radiator and power points.

BEDROOM TWO

10'6" x 8'11" (3.22m x 2.74m)

With double glazed window to the front, power points, radiator, carpet and shower cubicle.



BATHROOM

7'4" x 5'9" (2.25m x 1.77m)

With a three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC. Double glazed window to the side, part tiled walls and built in airing cupboard.

LOFT ROOM

15'11" x 8'5" (4.87m x 2.57m)

Loft hatch accessed from the entrance hall with pull down ladder leads to the loft room with velux window, power points and door into loft storage space. Ideal for conversion subject to the relevant planning approval.

OUTSIDE

To the front is off road driveway parking for several vehicles leading to a detached garage with up and over door. Ther front garden is low maintenance. To the rear is an enclosed well established garden comprising decked seating area, lawn, timber storage shed, water tap and a mixture of mature plants and shrubs.

DIRECTIONS

Proceed out of Llandudno along Conway Road, at the roundabout take the third exit and proceed into Llanrhos. At the mini roundabout continue straight across and proceed into Deganwy on Pentwyn Road. Then turn left onto Marl Lane. Continue along the lane then turn right onto Victoria Drive. Then turn right onto Bryn Marl. The property can then be found on the left hand side.

SERVICES

Mains gas, electric, water and drainage are believed connected or available at the property. All services and appliances have not been tested by the selling agent.

TENURE

Freehold

COUNCIL TAX BAND

To be confirmed.

