

## Offers in the Region of £180,000

- 3 Double Bedrooms
- Large Lounge
- Conservatory
- Kitchen and Utility Room
- Solar Panels
- Ample Off Road Parking
- Walking Distance to Beach
- Great Access to Local Amenities
- Perfect North Wales Retirement



This charming 3-bedroom detached bungalow offers a spacious lounge and a delightful conservatory, perfect for enjoying the natural light. Additionally, it features a convenient utility room, plus a large storage room providing ample storage space.

The property also presents the opportunity for a home gym or playroom, allowing for versatile use of the space. With off-road parking, accessibility is never an issue. The property boasts a lovely garden, providing a serene and beautiful outdoor space.

Not only that, but solar panels are also included, promoting eco-friendly living and reducing energy costs. Situated close to the beach and shops, the location couldn't be more ideal. Enjoy the convenience of having amenities within reach, while also cherishing the tranquility of coastal living. Furthermore, this property is chain-free, making it even more enticing for potential buyers seeking a hassle-free purchase



Grow Property

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#### Front

Set back from the road with ample off road parking for circa 3 vehicles, accessed via 2 double cast iron gates plus a cast iron pedestrian gate. A front garden laid to artificial lawn with access to rear garden via a timber gate. Decorative PVC door to the home gym/play room. PVC door opening to an Porch

#### Porch

Door opening to the entrance hallway

#### Entrance Hallway

Doors to bedrooms, bathroom, lounge and kitchen. Wall mounted radiator, dado rail

#### Bedroom Three 8' 0" x 8' 10" (2.44m x 2.69m)

Wall mounted radiator, PVC double glazed window to front aspect

#### Bedroom Two 9' 2" x 7' 10" (2.79m x 2.39m)

Wall mounted radiator, PVC double glazed window to rear

#### Bedroom One 12' 4" x 8' 10" (3.76m x 2.69m)

Wall mounted radiator, PVC double glazed window to front aspect, built in 6 door wardrobe, ceiling fan

#### Bathroom 7' 3" x 6' 10" (2.21m x 2.08m)

A modern wet room comprising an enclosed shower area, low level WC and pedestal wash hand basin, tiled walls, PVC obscure double glazed window to side, extractor fan, large double storage cupboard

#### Kitchen/Diner 16' 3" x 9' 10" (4.95m x 2.99m)

A range of fitted wall, drawer and base units, worktop with breakfast bar area, inset gas hob, separate built in eye level oven, inset stainless steel sink unit with mixer tap, PVC double glazed windows to side and rear garden, door to the utility

#### Utility room 6' 5" x 5' 9" (1.95m x 1.75m)

Plumbing for washing machine and space for a tumble dryer, worktop, wall mounted combination boiler, PVC double glazed window to side aspect, door to storage area

#### Lounge 14' 11" x 11' 6" (4.54m x 3.50m)

Wall mounted radiator, wall mounted decorative feature fire, ceiling fan, PVC double glazed window to side, dado rail, coved ceiling, opening to the conservatory / dining room

#### Conservatory 11' 6" x 7' 11" (3.50m x 2.41m)

PVC double glazed windows overlooking the beautiful rear garden, wall mounted radiator, wood laminate floor, PVC double glazed door to rear garden opening to a raised decking area

#### Gym / Store / Play Room

Decorative PVC door opening to the front, window to side aspect

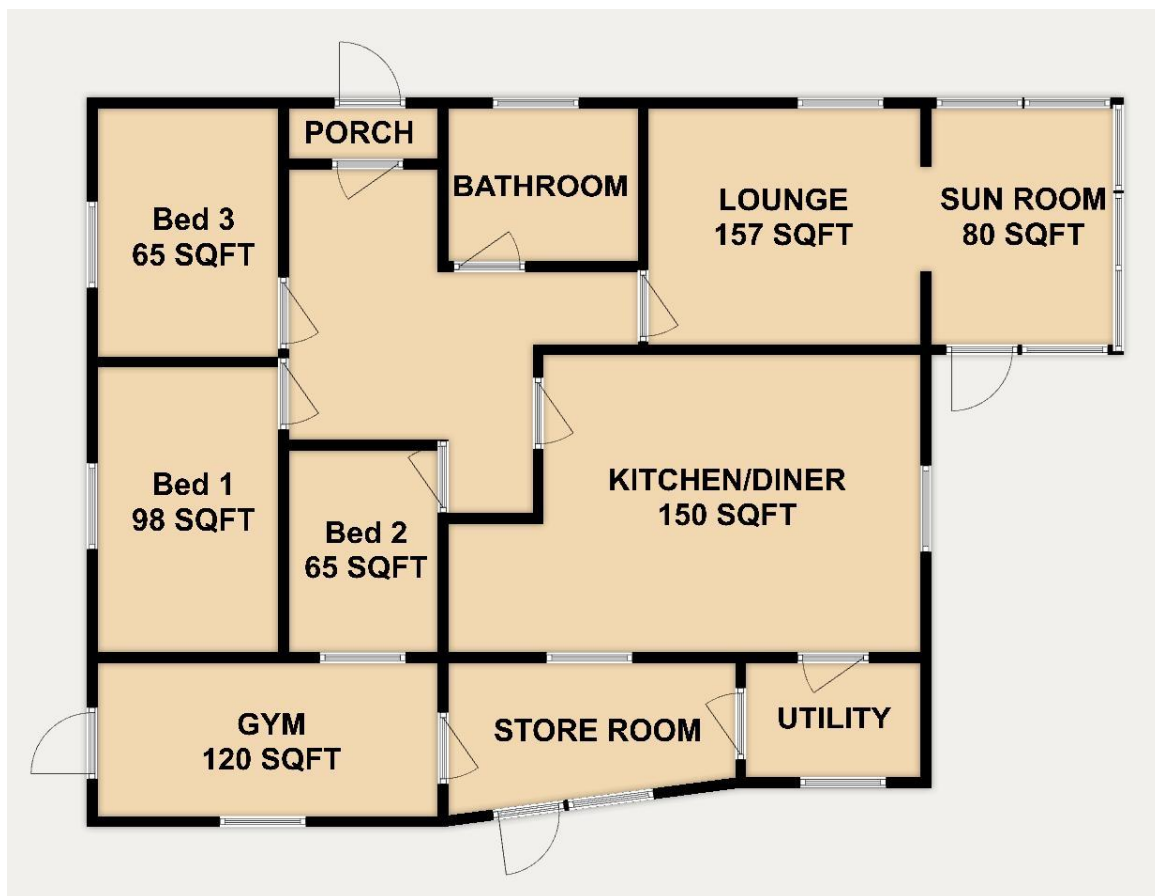
#### Rear Garden

A beautifully presented large rear garden laid mostly to lawn with artificial lawn area, a wealth of mature shrubs, trees and flower beds. Pathway and timber fencing surround offer a beautifully private space. There is a wooden storage shed offering additional storage. Attached to the rear is a raised timber decking area with sheltered canopy and outside power points





## FLOORPLANS



### LOCATION

Bryn Road is a desirable location that offers the perfect blend of coastal living and convenient amenities.

One of the standout features of Bryn Road is its proximity to the beach. For anyone who loves the sand, sea, and tranquility that coastal living offers, this location is a dream come true. Imagine taking leisurely walks along the shoreline, enjoying stunning sunsets, and feeling the refreshing ocean breeze on your face.

Easily accessible to local stores, supermarkets, restaurants, and cafes, making daily errands and social outings a breeze.

### EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	67 D
39-54	E		
21-38	F		
1-20	G		

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