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Tan Yr Allt Hall, 34 Tan Y Bryn Road, Craig Y Don, Llandudno, Conwy, LL30 1UU



Panoramic views £1,300,000

11 6 6 E

www.bdahomesales.co.uk

THIS SUBSTANTIAL FORMER GENTLEMANS RESIDENCE IS SITUATED IN AN ENVIABLE, SLIGHTLY ELEVATED POSITION HAVING PANORAMIC VIEWS OVER CRAIG Y DON TO LLANDUDNO, THE BAY, GREAT ORME AND DISTANT VIEWS TO ANGLESEY. Presently occupied by two generations and informally divided into two homes but easily converted back to a single residence with between 7 and 9 bedrooms; 4 bathrooms and at present, 3 kitchens. There is a large parking area to the front of the property and patio taking in the full advantage of the views.

ALSO INCLUDED WITH THE PROPERTY ARE TWO RENTALS - A 1 BEDROOM HOUSE AND A TWO BEDROOM FLAT.

THIS PROPERTY HAS BEEN IN THE SAME FAMILY AND PAST THROUGH THE GENERATIONS FOR IN EXCESS OF 60 YEARS AND COMPRISES OF ALMOST 5000 SQUARE FEET OF ACCOMMODATION TO THE MAIN HOUSE.

The accommodation comprises:-

SECTION 1 LEFT HAND SIDE

FRONT DOOR TO:-

RECEPTION HALL

Coved ceiling, understairs cupboard with space for freezer/Dryer, plumbing for a washing machine etc., inner connecting corridor leads between sections 1 & 2 of the house

DOUBLE ASPECT LOUNGE 19'6" x 15'3" (5.95 x 4.66)



Maximum into UPVC double glazed bay window, two double radiators, coved ceiling, beautiful views.

DOUBLE ASPECT L SHAPED KITCHEN/DINING ROOM 17'5" x 17'4" (5.32 x 5.28)



Maximum overall, range of base, wall and drawer units with round edge worktops, incorporating stainless steel 1½ bowl sink with bi-flo tap, built-in oven, 4-ring gas hob and cooker hood over, built-in dishwasher, UPVC double glazed window and rear door, beautiful views.

GROUND FLOOR BEDROOM OR DINING ROOM 15'9" x 13'2" (4.81 x 4.01)



UPVC double glazed window, double radiator,

EN-SUITE 2-PIECE WASHROOM

"Worcester" gas fired central heating and hot water boiler.

BEDROOM 14'2" x 13'10" (4.32 x 4.22)



Into UPVC double glazed window

EN-SUITE 3-PIECE SHOWER ROOM

Radiator.

TILED GROUND FLOOR SHOWER ROOM

Shower stall with electric shower, vanity wash hand basin, close couple W.C., radiator.

A Staircase From The Reception Hall Leads To:-

3/4 Landing

2-PIECE WASHROOM

In White.

BEDROOM 12'0" x 8'7" (3.66 x 2.61)



Single glazed window with views.

BOXROOM 15'0" x 5'9" (4.56 x 1.76)

Single glazed window (originally a bathroom)

FIRST FLOOR LANDING

BEDROOM 16'2" x 14'10" (4.92 x 4.53)

Plus single glazed bay window, fire surround, radiator, panoramic views

VIEW FROM FIRST FLOOR BEDROOM



SMALL OFFICE EN-SUITE

With gas fired boiler serving the bedroom and kitchen to the first floor section 1.

KITCHEN 10'9" x 15'9" (3.27 x 4.81)

Modern base, wall and drawer units with round edge worktops, stainless steel sink, single glazed window, radiator, views.

Staircase From The Landing Leads To:-

SECOND FLOOR

BATHROOM

Panel bath with electric shower over, pedestal wash hand basin, close couple W.C., skylight window, radiator.

A Separate Staircase Leads To:- -

BOXROOM/CORRIDOR LEADING TRO SECTION 2

SECTION 2 - RIGHT HAND SIDE

ENTRANCE HALL 12'3" x 10'3" (3.74 x 3.13)



Maximum into alcove, oak flooring, coving, feature vertical radiator with mirror.

2-PIECE CLOAKROOM



With pedestal wash hand basin, mixer tap and splashback, close couple W.C., ladder style towel radiator, black granite sparkle tiled floor.

UTILITY ROOM

With oak flooring, single drainer sink unit with mixer tap, wall cabinets, plumbing for automatic washing machine,

OPEN PLAN LOUNGE/DINING/KITCHEN 24'5" x 18'0" (7.44 x 5.48)



Maximum overall.

LOUNGE AREA



Fire surround with display mantle over, slate hearth and multi fuel stove, deep skirting, decorative coving and recess decorative ceiling, picture rails, architraves,

T.V., point, wall mounted electric heater, tall single glazed windows with open views across Craig Y Don, Llandudno and across to the Great Orme.

DINING AREA

Built-in cream gloss fronted units with shelving, oak flooring, UPVC double glazed window with open views to the front.

KITCHEN



With cream gloss fronted base, wall and drawer units with black sparkle worktops and matching uprights, inset 1½ bowl sink unit and mixer taps, drawers, cupboards and wine rack, integrated "Samsung" electric oven and 4 ring ceramic hob with stainless steel cooker hood over, integrated "Lamona" microwave, matching sparkle top, breakfast bar.

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With light and power, access door to side.

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FIRST FLOOR

LANDING/SITTING ROOM 15'10" x 14'10" (4.82 x 4.51)



Maximum including stairwell, Inglenook fireplace with

pot belly stove and granite sparkle hearth, 2 feature vertical radiators with mirrors, bay with UPVC double glazed windows, open views to the front, radiator.

VIEW FROM LANDING

INNER HALL

With double radiator, airing cupboard with shelving housing gas sub meter and "Espirit Ero" Ideal combination heating and hot water boiler.

4-PIECE BATHROOM 11'2" x 5'9" (3.41 x 1.76)



White suite comprising tiled bath with mixer taps, pedestal wash hand basin and mixer tap, corner shower with mains mixer shower, close couple W.C., ladder style towel rail, decorative wood effect flooring, stone wall tiling, extractor, Velux double glazed window, wall mounted mirrored cabinet.

4 STEPS UP TO LANDING AREA

HALL

BEDROOM 11'10" x 11'2" (3.60 x 3.41)



With Bay and part UPVC double glazed window, open views to front, coving, wall mounted electric heater.

BEDROOM 17'9" x 11'8" (5.41 x 3.56)

Wall mounted electric heater, coving, UPVC double glazed window with open views to the front.

EN-SUITE

Walk in His & Hers closet with hanging rails, wall mounted electric heater.

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UPVC double glazed window.

DOUBLE ASPECT BEDROOM 24'1" x 10'2" (7.33 x 3.11)

Maximum, part sloping ceiling, double aspect windows, access door to:-

BOXROOM/STORAGE ROOM 17'7" x 4'8" (5.35 x 1.43)

Interconnecting door to Section 1 of the property.

PARKING



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SIDE ENTRANCE DOOR

SHARED ENTRANCE HALL

ENTRANCE DOOR

To:-

LOUNGE 19'0" x 12'7" (5.80 x 3.84)

Window with open views. A spiral staircase leads to:-

FIRST FLOOR LANDING.

DOUBLE ASPECT KITCHEN/DINING ROOM 14'8" x 8'0" (4.47 x 2.45)

Base and wall units, stainless steel sink, 2 double glazed windows, 1 single glazed window.

DOUBLE ASPECT BEDROOM 16'10" x 11'7" (5.13 x 3.52)

Upvc double glazed windows.

3-PIECE SHOWER ROOM

ENERGY PERFORMANCE CERTIFICATE "F"

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ENTRANCE DOOR TO CHALET (From shared Entrance Hall)

HALL.

Airing cupboard with hot water tank.

LOUNGE/KITCHEN 19'9" x 9'6" (6.02 x 2.89)

With base, wall and drawer units, stainless steel sink, wall mounted gas fired central heating and hot water boiler, radiator, 2 windows.

BEDROOM 1 13'0" x 9'10" (3.97 x 3.00)

Single glazed window, radiator.

BEDROOM 2 9'9" x 9'7" (2.96 x 2.92)

Pedestal wash hand basin, radiator.

EN-SUITE W.C.

3-PIECE BATHROOM

With overbath electric shower, radiator, window.

COUNCIL TAX BAND FOR FLAT

Is "A" obtained via www.conwy.gov.uk

ENERGY PERFORMANCE CERTIFICATE

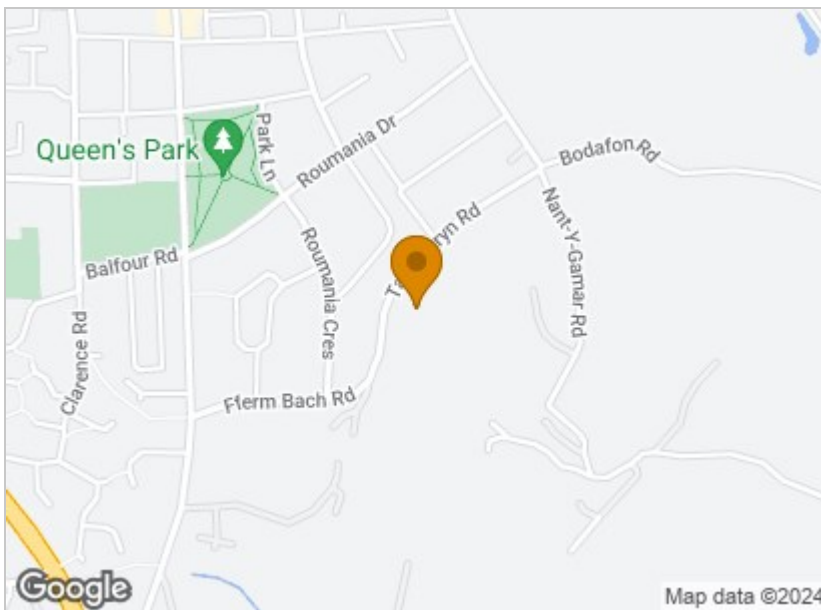
Is "D"

COUNCIL TAX BAND FOR THE MAIN HOUSE

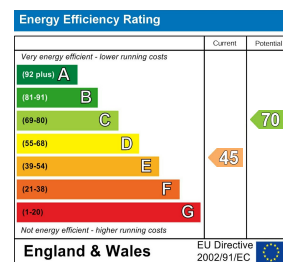
Is "H" obtained via www.conwy.gov.uk



Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed around the Tudno Castle Hotel keeping in the right hand lane through the roundabout onto Mostyn Avenue in Craig y don - take the second turning on the left onto Queens Road, follow the road up and take the forth turning on the left onto Fferm Bach Road and the driveway can be seen on the right hand side. V4077/V5762 10/06/21 REV 25/01/22 OFFICE OPENING HOURS Monday to Friday: 8.30 am - 5.30 pm Saturday: 9.00 am - 4.00 pm

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: llandudno@bdahomesales.co.uk

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