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£340,000

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THIS IS A BEAUTIFULLY UPDATED FOUR STOREY FIVE BEDROOMED MID TERRACED FAMILY SIZED HOME, on the level and adjacent to all of Llandudno's amenities. The accommodation briefly comprises:- front door to hall; lounge with bay window; separate dining room; small study/store room; stairs down to lower garden level with sitting room with bay window; nicely fitted and equipped kitchen; small dining area; utility room/rear porch and 2-piece cloakroom; ¾ landing from the ground floor with 2-piece washroom; first floor landing; 2 double sized bedrooms and a tiled 2-piece bathroom; ¾ landing with 3-piece shower room; second floor - 3 double bedrooms. The property features gas fired central heating, upvc double glazed windows. Outside - small easily maintained front and rear gardens. Freehold.

The accommodation comprises:-

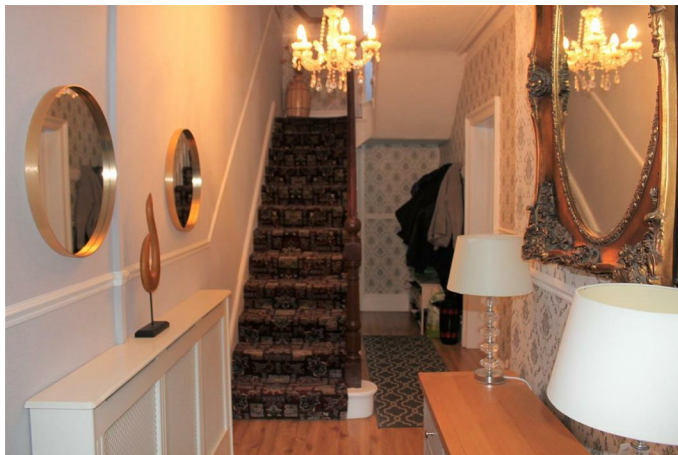
**CANOPIED ENTRANCE**

Steps up to :-

**Double glazed FRONT DOOR**

To:

**HALL**



Dado rails, coving, wood effect laminate flooring, staircase from the entrance hall to the lower floor.

**LOUNGE 17'8" x 14'11" (5.39m x 4.55m)**



Into upvc double glazed window, dado rails, picture rails, stone effect fire surround with granite hearth, inset Victorian style gas 'Living Flame' coal effect fire, double radiator.

**DINING ROOM 14'0" x 13'0" (4.28m x 3.97m)**

Wooden fire surround with display mantle over, slate hearth and inset Victorian style fireplace, cupboard with hot water tank and shelving, laminate flooring, picture and dado rails, upvc double glazed window, radiator, coving.

**STUDY/STOREROOM 6'2" x 4'1" (1.90m x 1.27m)**

Upvc double glazed window, radiator.

A staircase from the Ground Floor leads to:-

**LOWER GROUND FLOOR**

**HALL**

Tiled floor, double built-in cupboard, linen storage, radiator.

**UTILITY AREA**

With plumbing for an automatic washing machine and work surface with gas fired 'Ideal Logic' gas heating boiler, upvc double glazed window and upvc double glazed door to rear garden.

**2-PIECE CLOAKROOM**

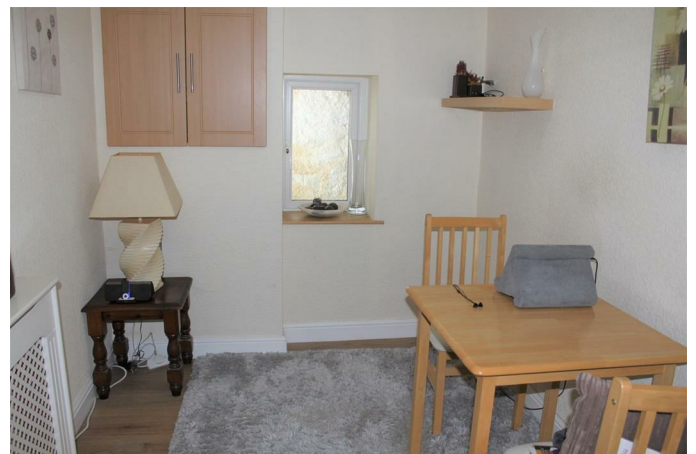
With wash hand basin, close coupled w.c, wall tiling, double radiator, upvc double glazed window.

**SITTING ROOM 13'6" x 13'0" (4.13m x 3.98m)**



Plus upvc double glazed bay window, 'Inglenook' with tiled hearth, inset pot belly gas coal effect fire, wood flooring, recessed down lighters to ceiling, radiator.

**DINING AREA 8'7" x 6'9" (2.63m x 2.08m)**



Wood effect flooring electric cupboard, recessed decorative lighting to plinth, radiator.

**KITCHEN 14'0" x 13'0" (4.27m x 3.98m )**



Fitted range of White shaker style base, wall and drawer units with Cherry Wood effect gloss worktops and window sill, inset 1½ bowl sink unit, plumbing for a dishwasher, wall and floor tiling, under unit lighting, space for fridge/freezer and cooking range, recessed spotlights to ceiling, upvc double glazed window, breakfast bar area and radiator.

A staircase leads to:-

¾ LANDING

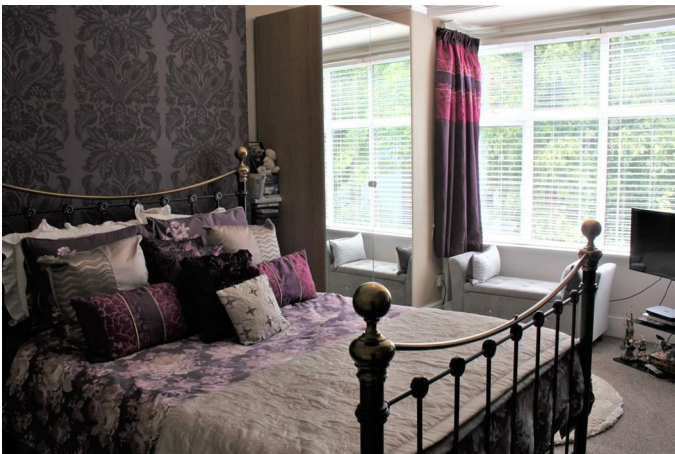
TILED 2-PIECE WASHROOM

Upvc double glazed window.

FIRST FLOOR LANDING

Dado rail.

**BEDROOM 1 17'0" x 12'1" (5.19m x 3.70m)**



Into upvc double glazed bay window. Coving, radiator,.



**BEDROOM 2 14'4" x 13'1" (4.39m x 3.99m )**



Decorative fire surround, coved ceiling, upvc double glazed window, radiator.

**TILED 2-PIECE BATHROOM**



Tiled bath with shower attachment, vanity wash hand basin, storage unit and vanity top, tiled floor, upvc double glazed window, radiator/heated towel rail.

**SECOND FLOOR LANDING**

Velux double glazed window.

### 3-PIECE SHOWER ROOM



Comprising corner shower with electric 'Triton' shower, small vanity wash hand basin, close coupled w.c, plastic wall cladding, upvc double glazed window, wall mounted electric fan heater.

### BEDROOM 3 16'9" x 10'9" (5.12m x 3.29m)



Decorative fire surround, laminate wood effect flooring, coving, radiator.

### BEDROOM 4 14'4" x 13'4" (4.38m x 4.08m)



Laminate wood effect flooring, decorative fire surround, upvc double glazed window, radiator.

### BEDROOM 5 12'4" x 9'0" (3.76m x 2.75m)



Upvc double glazed window, radiator.

### Outside

#### FRONT GARDEN

With artificial grass, seating area.

#### REAR GARDEN



Artificial grass seating area, timber garden shed, pedestrian access, seating areas, outside tap.

TENURE:-  
FREEHOLD

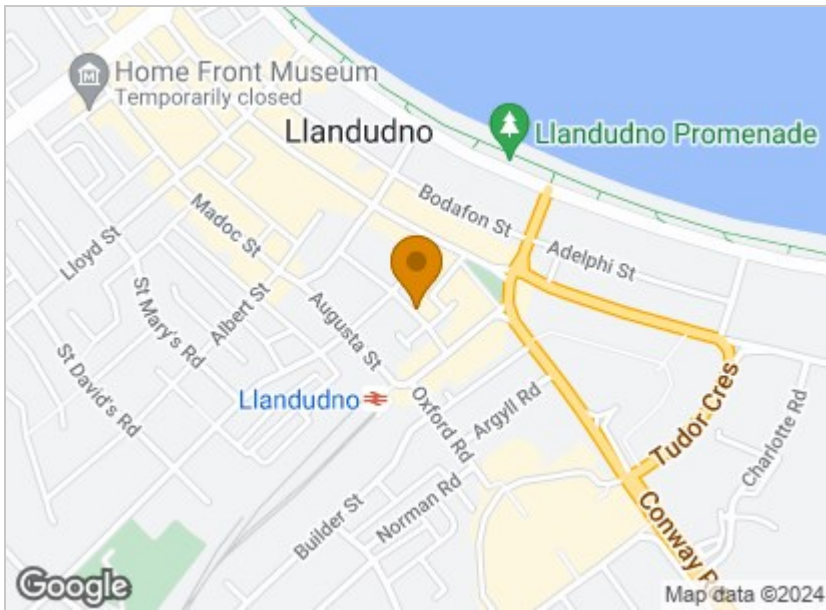
#### COUNCIL TAX BAND

Is 'F' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

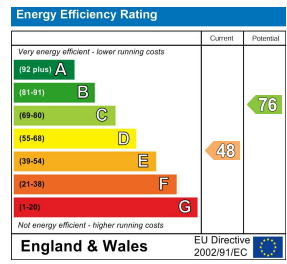


Total area: approx. 222.4 sq. metres (2394.4 sq. feet)

**Area Map**



**Energy Efficiency Graph**



**Directions**

From our Llandudno Office turn right then right onto Vaughan Street, first right into Charlton Street and the property can be viewed on the right hand side with 70 yards. Ref: A40 25/05/22 REV 30/01/24

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: [llandudno@bdahomesales.co.uk](mailto:llandudno@bdahomesales.co.uk)

Llandudno Office Opening Hours - Monday to Friday: 8.30 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.



For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.