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No Onward Chain £339,950



www.bdahomesales.co.uk

THIS IS A BEAUTIFULLY PRESENTED DETACHED DORMER BUNGALOW situated on a popular road and within ¼'s of a mile of Llandudno Town Centre. The accommodation briefly comprises:- reception hall; triple aspect lounge/dining room with limited views across Llandudno; kitchen/breakfast room with fitted units and appliances; 2 double ground floor bedrooms and a 3-piece shower room; to the first floor there is a fitted master bedroom and a separate 3-piece bathroom; attic space beyond this with potential for further development subject to planning. The property features gas fired central heating from a combination boiler and upvc double glazed windows. Outside - gardens to the front and rear. Drive for off road parking leads to an attached single car garage with up and over door.

NEW FASCIAS AND SOFFITS INSTALLED 2022
 NEW WINDOWS AT THE REAR OF THE PROPERTY AND
 GROUND FLOOR SHOWER ROOM INSTALLED 2022

The Accommodation Comprises:-

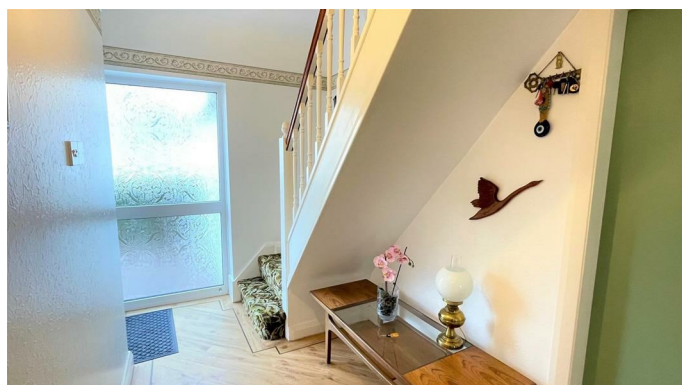
CANOPIED ENTRANCE

With light.

Upvc Double Glazed FRONT DOOR

To:-

HALL



'Karndean' wood effect flooring, upvc double glazed bay window, radiator.

TRIPLE ASPECT LOUNGE/DINING ROOM 21'4" x 11'9"
 (6.52m x 3.60m)



Marble fire surround and hearth with inset decorative tiles and display mantle, gas living flame coal effect fire, deep coving, 4 wall light points, 2 double radiator, feature coloured leaded window, limited views across Llandudno.



KITCHEN/BREAKFAST ROOM 15'6" x 9'0" (4.74m x 2.76m)



Fitted range of White gloss fronted base, wall, drawer and corner display units with round edge worktops incorporating 1½ bowl sink unit and mixer taps, integrated double gas 'Belling' oven and 4 ring 'New World' gas hob with cooker hood over, integrated 'Bosch' dishwasher, washing machine and larder fridge, space for freezer, cupboard housing 'British Gas' combination central heating and hot water boiler, wall and floor tiling, upvc double glazed windows.



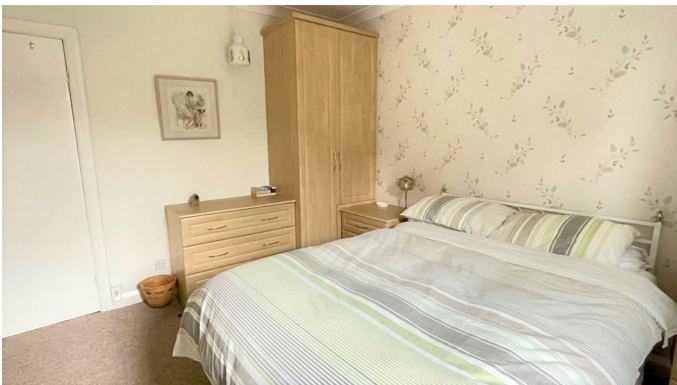
REAR PORCH AREA

With electric meter cupboard and upvc double glazed door to side garden, radiator.

GROUND FLOOR BEDROOM 2 11'10" x 11'0" (3.61m x 3.37m)



Including 2 built-in double wardrobes, dressing table and matching drawers and bedside cabinets, coving, upvc double glazed window, double radiator.



GROUND FLOOR BEDROOM 3 11'9" x 9'11" (3.60m x 3.04m)



Coving, telephone point, upvc double glazed window, double radiator.

GROUND FLOOR 3 PIECE SHOWER ROOM



Comprises corner shower stall with mains shower, pedestal wash hand basin, low flush w.c, towel rail, wall tiling, upvc double glazed windows, radiator.

A staircase from the Entrance Hall leads to:-

FIRST FLOOR LANDING

BEDROOM 1 11'10" x 10'4" (3.62m x 3.16m)



Including 2 built-in Cream fronted double wardrobes and top cupboards, dressing table with mirror, matching built-in double eaves storage cupboards with display shelf and drawers, upvc double glazed window, double radiator.



INNER LANDING

With 2 built-in storage cupboards with shelving, linen storage and ladder style towel rail with light. Door to:-

3-PIECE BATHROOM 9'3" x 7'3" (2.84m x 2.22m)



Suite comprising panel bath with mains shower, pedestal wash hand basin, mirror, close coupled w.c, wall tiling, tile effect flooring, Pine vaulted ceiling with spotlights and velux double glazed skylight window, double radiator.

A door from the Bathroom leads to:-

LARGE ATTIC /STORAGE SPACE



Boarded with light (potential for further development subject to planning regulations).

OUTSIDE

FRONT GARDEN

With pavings, shrubs, block paviour pathway,

flowerbeds, chippings, double opening gates to block paved driveway provides off road parking for several cars leads to:-

ATTACHED SINGLE CAR GARAGE 15'4" x 8'2" (4.68m x 2.50m)

Brick built with up and over door, light and power connected, upvc double glazed window and upvc double glazed door to rear garden.

REAR GARDEN



Large paved seating area, flowerbeds, trees, shrubs, decorative slate chippings, outside tap.

TENURE -
FREEHOLD

COUNCIL TAX BAND

Is 'E' obtained from www.conwy.gov.uk

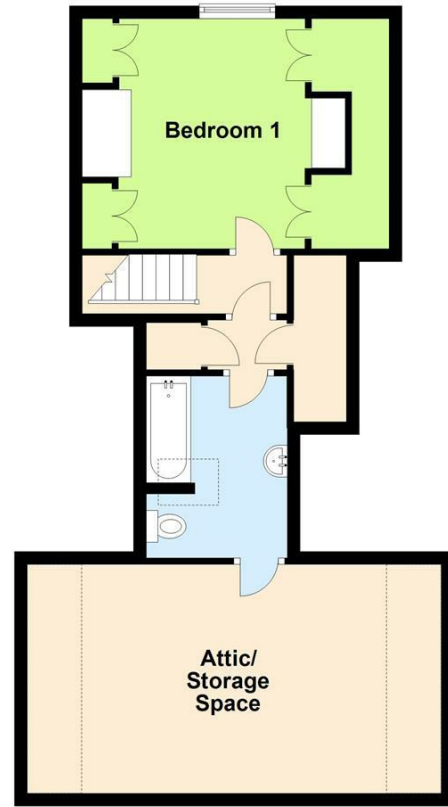
Ground Floor

Approx. 88.2 sq. metres (949.8 sq. feet)



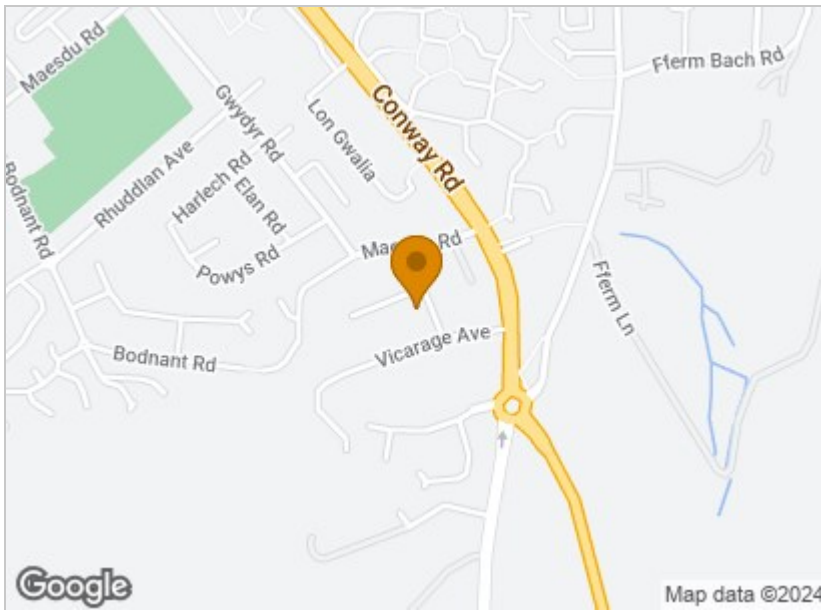
First Floor

Approx. 55.6 sq. metres (598.2 sq. feet)

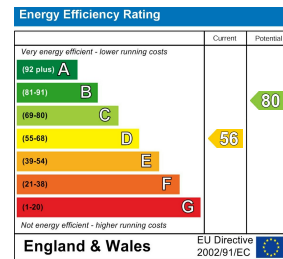


Total area: approx. 143.8 sq. metres (1548.0 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our office, proceed around the Premier Inn (Tudno Castle) keeping in right hand lane around Parc Llandudno filing into left lane at the traffic lights by Links Hotel, continue across + up the dual carriageway out of town, at next roundabout come back around towards Llandudno, take 1st on left to Vicarage Avenue, 1st right into Elwy Gardens and the property is on the left hand side. REF: A287 31/07/23 Rev 12/10/23

We will be pleased to arrange a viewing of this Home

01492 875125

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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.

