

**Bryan Davies
+ Associates**

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38 Bryniau Road, West Shore, Llandudno, LL30 2EZ



£350,000



www.bdahomesales.co.uk

THIS IS A BEAUTIFULLY UPDATED AND PRESENTED FIVE BEDROOM SEMI DETACHED FAMILY HOME situated close to the local shop and newsagent, two golf courses, and within easy walk of the West Shore promenade and less than a mile into Llandudno town centre.

The accommodation briefly comprises:- entrance hall; lounge with double glazed bow window, extended open plan kitchen/dining/family room with modern units and patio door to rear garden; first floor landing; four bedrooms and a lovely family bathroom with P-shaped bath and overbath shower; second floor; principal bedroom with 3 piece shower room en-suite and a glimpse of the sea. The property features gas fired central heating from a combination boiler and upvc double glazed windows.

Outside – easily maintained gardens to the front and rear; drive for off road parking. At the rear there is a large outhouse presently used as a store room ideal to be upgraded to a hobbies room/gym/bar/home office.

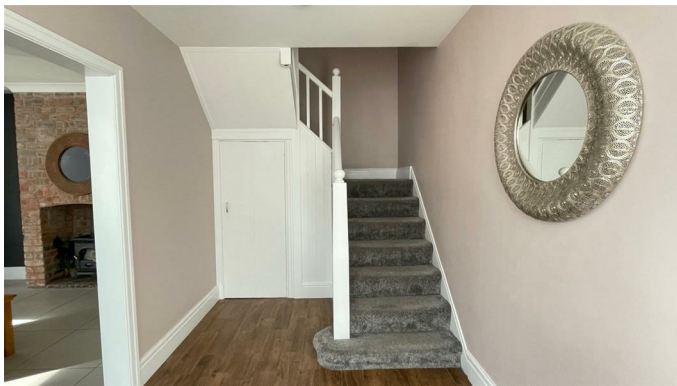
The accommodation comprises:

upvc double glazed front door and sidelights to:

SIDE ASPECT UPVC DOUBLE GLAZED FRONT DOOR

And sidelights to:

ENTRANCE HALL



Wood effect tiled floor, understairs storage cupboard with electric meters.

LOUNGE 17'6" x 12'11" (5.34m x 3.96m)



Into upvc double glazed bow window, two feature upvc double glazed side windows, double radiator.

KITCHEN/DINING/FAMILY ROOM 25'6" x 19'11" maximum overall (7.79m x 6.09m maximum overall)



Fitted range of white gloss fronted base, wall and drawer units with sparkle grey granite worktops with tiled upright space for integrated washing machine and drier, integrated 'Bosch' dishwasher 'Cuisinmaster' range cooker with five ring gas hob, double electric ovens and 'Samsung' stainless steel cooker canopy and decorative tiled sparkle splashback, inset single drainer sink unit and mixer tap, space for American style fridge/freezer, cupboard housing 'Ideal Logic' combi central heating and hot water boiler, recessed downlighters to ceiling with double glazed roof atrium, tiled floor.

KITCHEN



DINING AREA



FAMILY AREA



With exposed brick chimney breast and hearth with multi fuel pot belly stove, recessed downlighters to ceiling, radiator. Upvc double glazed sliding patio doors to rear garden.



A staircase from the entrance hall leads to:-

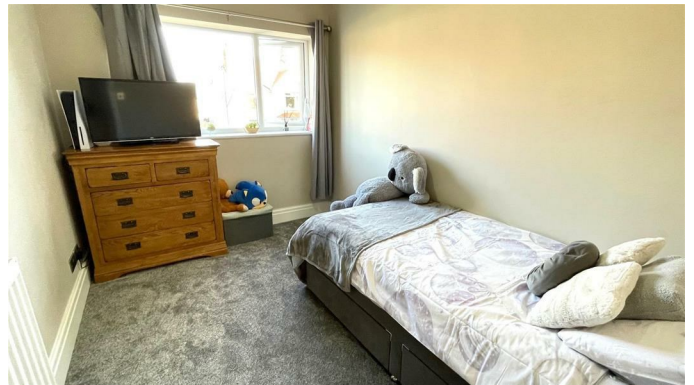
FIRST FLOOR LANDING

BEDROOM 2 10'9" x 9'7" (3.30m x 2.94m)



Upvc double glazed window to front, double radiator.

BEDROOM 5 10'9" x 7'6" (3.30m x 2.31m)



Upvc double glazed window to front, double radiator.

BEDROOM 3 10'10" x 9'5" (3.31m x 2.89m)



Upvc double glazed window to rear, double radiator.

BEDROOM 4 10'9" x 7'11" (3.30m x 2.42m)



Upvc double glazed window to rear, double radiator.

3 PIECE BATHROOM



White suite comprising P-shaped bath with side screen, hand shower and recessed drench shower, vanity wash hand basin, close couple w.c., mirror with display light, recessed downlighters, ladder style towel rail, floor tiling, upvc double glazed windows.

A staircase from the first floor landing leads to:

DOUBLE ASPECT PRINCIPAL ROOM 19'11" x 10'5" (6.08 x 3.20)



With limited views across to the West Shore, exposed and polished floorboards, part sloping ceiling, access to roof space, two 'Velux' double glazed skylight windows, three wall light points, built in wardrobe with folding door.

3 PIECE SHOWER ROOM EN-SUITE

Shower room with corner shower stall, pedestal wash

hand basin, close couple w.c., floor and wall tiling, recessed spotlights, radiator.

OUTSIDE

FRONT GARDEN

With decorative slate chippings.

DRIVEWAY

To front provides off street parking.

REAR GARDEN



With paved patio, raised garden with paving and artificial grass, seating areas, drying area.



LARGE OUTHOUSE 27'2" x 9'3" (8.29m x 2.83m)

Presently used as a store room - could be used potentially to become hobbies room/gym/bar/home office, power and light connected.

TWO OUTHOUSES

TENURE

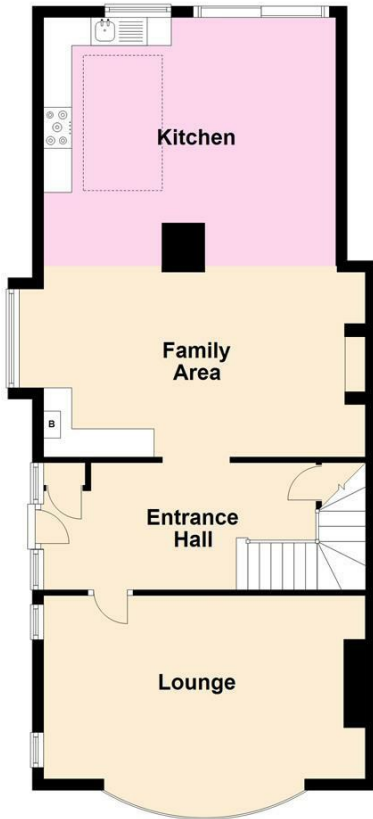
The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

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

Ground Floor

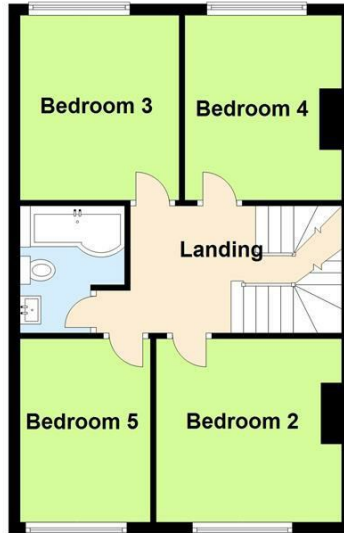
Approx. 76.3 sq. metres (821.3 sq. feet)



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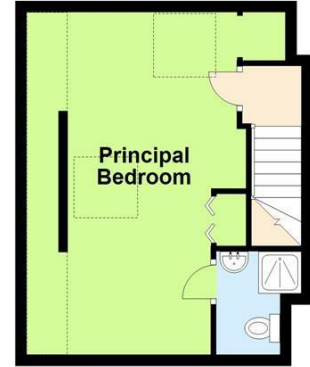
First Floor

Approx. 51.5 sq. metres (554.6 sq. feet)



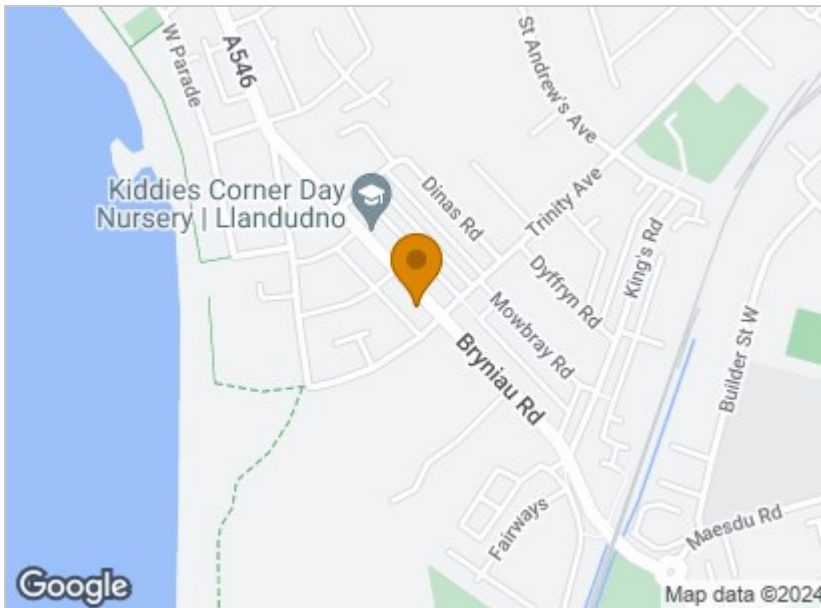
Second Floor

Approx. 29.0 sq. metres (312.1 sq. feet)

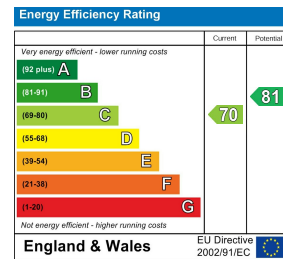


Total area: approx. 156.8 sq. metres (1688.0 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed north along Mostyn Street, first left onto Trinity Square, through the traffic lights onto Trinity Avenue, follow the road down to the end and at the bollards turn right onto Bryniau Road and the property is on the left hand within 50 yards. A321 02/10/23 Rev 20/03/24

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: 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.

