

**Bryan Davies  
+ Associates**

4 MOSTYN STREET  
LLANDUDNO  
LL30 2PS  
(01492) 875125

AUCTIONEERS  
●  
ESTATE AGENTS

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

## 5 Clifton Road, Llandudno, Conwy, LL30 2YH



£299,000

 6  3  2  D

[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)

THIS IS A BEAUTIFULLY PRESENTED TOWN CENTRE HOME - on the level and within easy walking distance of the Town Centre and the Promenade. The accommodation briefly comprises:- vestibule; hall; lounge with bay window; separate sitting room leading through to Oak fronted kitchen with integrated appliances as specified; 2-piece ground floor cloakroom; double doors lead to the rear patio garden; first floor landing; 4-piece bathroom including separate shower stall; bedroom 1 with en-suite 3-piece shower room; 2 further bedrooms; second floor landing ; 2nd bedroom with en-suite shower room and 2 further bedrooms. The property features gas fired central heating from combination boiler, upvc double glazed windows. Outside - small front courtyard and rear patio with store room/utility.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED

The Accommodation Comprises:-

Upvc Double Glazed FRONT DOOR  
And Upvc double glazed window to:-

VESTIBULE

Tiled floor, inner glazed door to:-

HALL



Laminate wood flooring, 3 wall light points, coving, radiator.

LOUNGE 14'10" x 11'8" (4.53m x 3.56m )



Into upvc double glazed bay window with display shelf, fire surround with electric log effect fire with

display shelf, 3 wall light points, coving, double radiator, double opening doors to:-

SITTING ROOM 13'2" x 11'10" (4.03m x 3.63m)



Laminate floor, 3 wall light points, Inglenook with granite hearth and exposed mantle over, laminate flooring, coving, understairs storage cupboard, double radiator, double opening glazed doors to:-

KITCHEN/BREAKFAST ROOM 16'0" x 13'2" (4.89m x 4.03m)



Laminate flooring, fitted range of Oak fronted base, wall and drawer units with under unit lighting and round edge worktops incorporating integrated 'Belling' double gas oven with 4 ring gas hob and stainless steel cooker hood over, dishwasher and fridge freezer, 1½ bowl sink unit and mixer taps recessed downlighters, double radiator.



### EN-SUITE 2-PIECE CLOAKROOM

Wash hand basin with mixer tap and tiled splashback, close coupled w.c, display shelf, floor tiling, double opening, upvc double glazed doors to rear garden.

A staircase from the Entrance Hall leads to:-

### ¾ LANDING

Wall light point, linen cupboard with shelving.

### 4-PIECE TILED BATHROOM



White suite comprising corner bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled w.c, corner shower stall with mains shower, twin shower heads including drench shower, shelving, plastic cladding to ceiling with recessed downlighters, ladder style towel rail, mirror with display lighting, 2 upvc double glazed windows, cupboard housing gas fired 'Ideal Logic' combination central heating and hot water boiler.

### FIRST FLOOR LANDING

Radiator, coving.

### BEDROOM 1 (REAR) 9'7" x 9'3" (2.93m x 2.82m)



Built-in double wardrobe, upvc double glazed window, double radiator.

### EN-SUITE 3-PIECE SHOWER ROOM

With tiled shower and mains shower, wash hand basin and close coupled w.c, extractor.

### BEDROOM 3 (FRONT) 13'4" x 8'11" (4.08m x 2.72m)



Upvc double glazed bay window, coving, radiator.

### BEDROOM 5 (FRONT) 12'4" x 7'1" (3.783m x 2.16m )



Upvc double glazed window, radiator.

### SECOND FLOOR LANDING

Upvc double glazed window, radiator

### BEDROOM 2 (REAR) 10'4" x 9'4" (3.16m x 2.85m)



Upvc double glazed window, radiator.

### EN-SUITE 3-PIECE SHOWER ROOM

With tiled shower and mains shower, wash hand basin and w.c Saniflow, extractor.

### BEDROOM 4 (FRONT) 11'5" x 8'11" (3.49m x 2.72m )

Upvc double glazed window, radiator.

### BEDROOM 6 (FRONT) 11'5" x 6'11" (3.49m x 2.13m )

Upvc double glazed window, radiator.

## OUTSIDE

### FRONT GARDEN

With decked seating area, paved pathway to the front door.

### REAR GARDEN



With block paved seating area with outside lighting and security lighting, decorative chippings with stepping stones, gas meter, gated rear pedestrian access, integrated tool storage shed/utility with plumbing for a washing machine and space for a dryer.

TENURE -  
FREEHOLD

### COUNCIL TAX BAND

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



**Ground Floor**

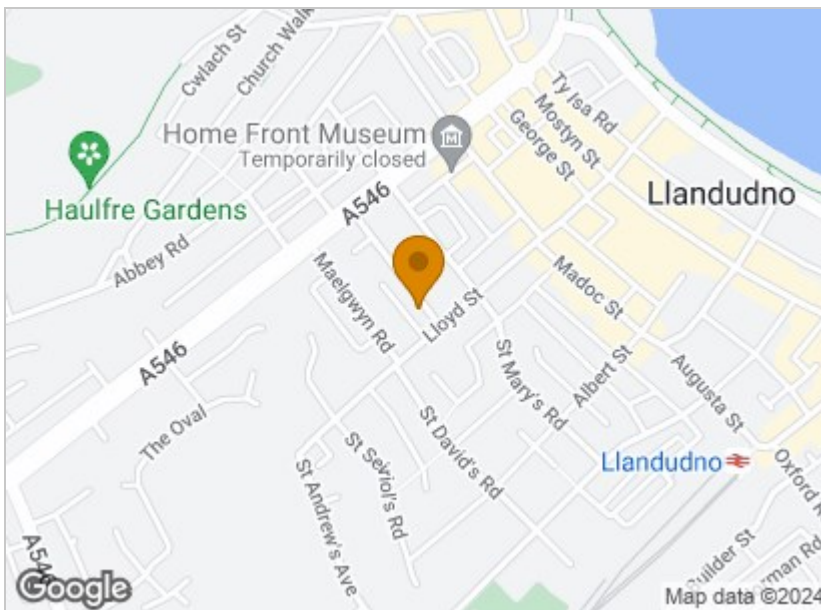
**First Floor**

**Second Floor**

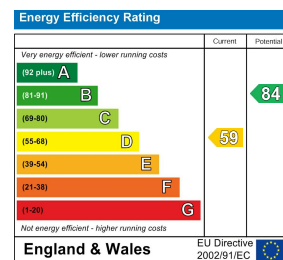
Total floor area 155.0 sq.m. (1,669 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**Area Map**



**Energy Efficiency Graph**



**Directions**

From our Llandudno office proceed north along Mostyn Street at the corner of H.S.B.C and Nat West Banks turn left onto Lloyd Street and take the fourth turning on the right into Clifton Road and the property can be viewed on the left hand side within 60 yards. REF: A329 18/10/23

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.

