

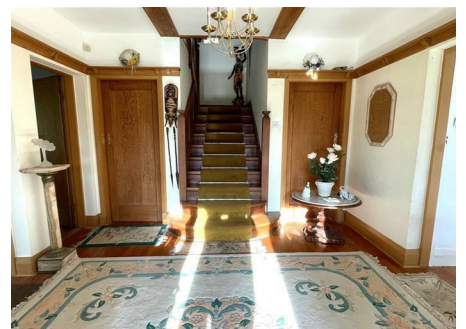
**Bryan Davies
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AUCTIONEERS
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LL30 1PU



Or Nearest Offer £820,000

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THIS IS A RARE OPPORTUNITY TO PURCHASE THIS ARTS AND CRAFTS RESIDENCE built by the Master builders Frank Tyldesley on this sizeable plot and tucked away on this private road but within easy access of Llandudno Town Centre. Having views from the front elevation over rural fields to the hills beyond and having had recent major expenditure particularly on the kitchen and bathrooms as well as the large garage/workshop rebuilt. The accommodation briefly comprises:- vestibule; reception hall; drawing room; dining room leading to a re-fitted quality 'Daval' kitchen with integrated appliances with fully tiled walls and floor; ground floor study; 3-piece shower room; large utility room off the kitchen; first floor accessed by a central staircase, there is a spacious landing; principal bedroom with an en-suite 4-piece shower room (4.04m x 3.13m - 13'3" x 10'3") and small dressing room beyond; 3 further good sized bedrooms and a re-fitted bathroom. The property features gas fired central heating and upvc double glazed windows. Outside - sizeable gardens to the front, side and rear and a drive for off road parking for several cars leads to a recently re-built double sized garage and workshop to the rear approximately 900 sq. ft. with a useful storage area above.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED

The Accommodation Comprises:-

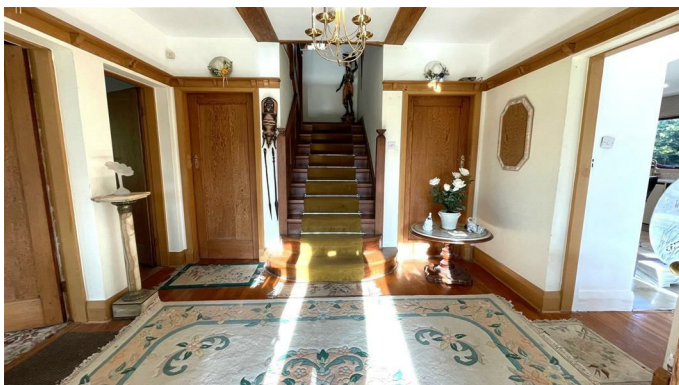
Upvc Double Glazed FRONT DOOR

And sidelights into:-

VESTIBULE

Quarry tiled floor, feature beams, double opening leaded Oak doors to:-

RECEPTION HALL



Leaded windows, Oak flooring, display plate racks, exposed beams, double radiator.

DRAWING ROOM 22'5" x 13'2" (6.85m x 4.03m)



Into upvc double glazed bay window with leaded lights, Oak flooring, feature exposed beam and picture rails, side aspect upvc double glazed window, 2 radiators.



DINING ROOM 14'9" x 13'1" (4.52m x 3.99m)

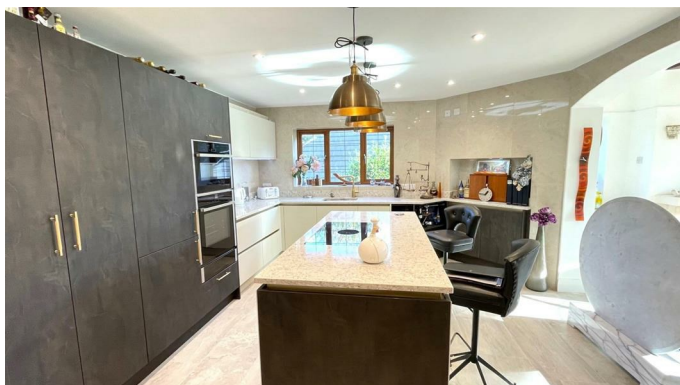


Into upvc double glazed bay window, feature marble fireplace with deep display mantle, feature electric log effect 'Living Flame' fire exposed feature beams, t.v point, Oak flooring, upvc double glazed leaded bay window with open views, 2 side aspect upvc double glazed window. Archway through to:-

DINING ROOM TO KITCHEN



KITCHEN/BREAKFAST ROOM 16'11" x 13'3" (5.17m x 4.04m)



Extensively fitted 'Daval' cream and grey fronted base, wall, drawer and matching central island units with Granite worktops and uprights, wall lights with electric automatic touch closers to top cupboards, corner carousel, inset 1½ bowl sink unit with mixer taps, integrated 'Bosch' slimline dishwasher, wine chiller, double electric 'Neff' oven, fridge/freezer, central island with inset 4 ring 'Bora' ceramic hob and pull out power sockets, base and drawer units, Granite breakfast area, marble effect tiled floor, recessed down lighters to ceiling, side aspect upvc double glazed leaded window. Access door to hall, double radiator.



REAR PORCH

Tiled flooring, fuse box, side aspect upvc double glazed door.

UTILITY 12'11" x 7'6" (3.95m x 2.31m)

Grey fronted fitted range of base and wall units with round edge worktops, inset 1½ bowl sink unit, tiled walls, uprights and window sills, fitted shelving for storage, floor tiling, inset 'Neff' automatic washing machine and 'Neff' dryer, wall mounted 'Viessmann' gas fired central heating and hot water boiler, 3 upvc double glazed window with leaded lights.

DOUBLE ASPECT STUDY 12'5" x 10'0" (3.81m x 3.07m)



With plate display racks, wall light point, wall mounted gas fire, bow window, radiator.

TILED 3 PIECE SHOWER ROOM



Double shower stall with 'Mira' electric shower, pedestal wash hand basin, low flush w.c, extractor, floor tiling, storage cupboard, upvc double glazed window.

A central solid Oak staircase from the Reception Hall leads to:-

FIRST FLOOR LANDING



With coloured leaded window plus upvc double glazed window, twin Oak cupboards with double opening doors and shelving, radiator.

BEDROOM 1 15'1" x 13'0" (4.62m x 3.98m)



Oriel upvc double glazed windows with deep display sills, open views, decorative coving, exposed floorboards, radiator.



EN-SUITE 4-PIECE SHOWER ROOM 13'3" x 10'3" (4.04m x 3.13m)



With decorative wall and floor tiling in Grey. Shower area with shower and large drench shower head, twin 'His & Hers' sinks with mixer tap and drawers, mirror over and shaver point, close coupled w.c. with automatic multi functional toilet and bidet, display shelf with light, recessed down lighters to ceiling, feature decorative towel rail, recessed down lighters, upvc double glazed window, extractor



SMALL EN-SUITE DRESSING ROOM

With part sloping ceilings and upvc double glazed dormer window.

BEDROOM 2 12'5" x 12'1" (3.79m x 3.69m)



Plus built-in wardrobes to both sides with top cupboards and drawers, picture rails, upvc double glazed leaded window, double radiator.

BEDROOM 3 13'10" x 10'6" (4.23m x 3.21m)

Picture rails, upvc double glazed window, radiator.

DOUBLE ASPECT BEDROOM 4 12'7" x 9'11" (3.86m x 3.03m)



Picture rails, bow window with upvc double glazed leaded window, open views, radiator.

FEATURE TILED 3-PIECE BATHROOM



With automatic night lighting to sink and base of bath, decorative wall tiling with deep display shelves, mirror and shaver point White suite with curved bath with central mixer tap and shower head, large vanity wash hand basin with mixer tap and drawers, recessed display shelving close coupled w.c, porcelain floor tiles, ladder style towel rail, recessed down lighters to ceiling, upvc double glazed window.



OUTSIDE

The property is accessed via a shared private driveway to the property.

FRONT GARDEN

With large lawned area with ranch fencing border to the front, shrubs and trees, raised paved seating area, hedging. Driveway provides off road parking for several cars plus visitors leads to:-

DOUBLE WIDTH GARAGE 22'11" x 18'6" + 22'10" x 20'1" (7.00m x 5.66m + 6.97m x 6.13m)



Approximately 900 sq. ft. plus the first floor, smoke detectors, upvc double glazed window to workshop, power, light, work bench, twin automatic up and over doors.



A staircase from the Workshop leads to very useful

STORAGE/HOBBIES ROOM 22'7" x 14'6" (6.90m x 4.42m)

With sloping ceilings.

SIDE AND REAR GARDEN



With extensive lawns, trees, hedging, seating areas, concrete base for a summerhouse, block paved

pathway, decorative chippings, security lighting and external power points



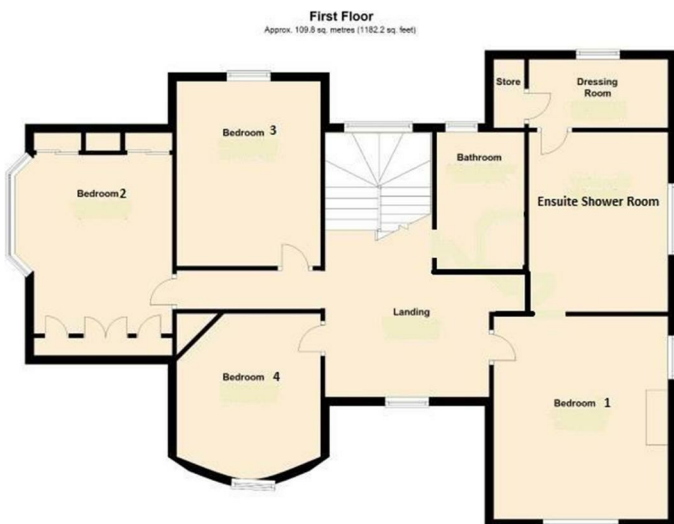
TENURE -
FREEHOLD

COUNCIL TAX BAND
Is 'H' obtained from www.conwy.gov.uk

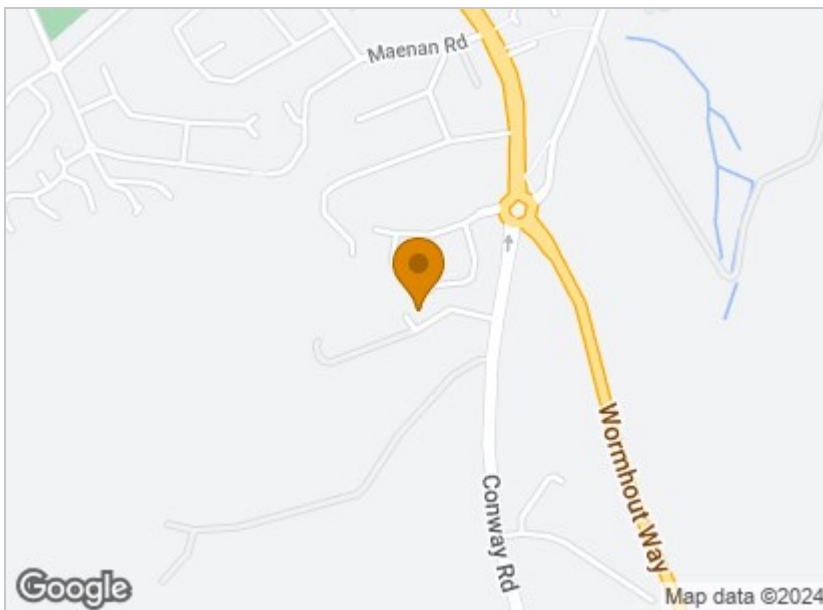
GROUND FLOOR - FLOOR PLAN



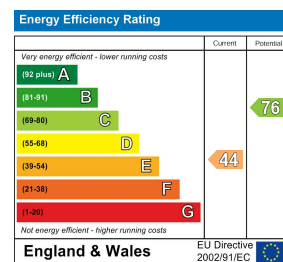
FIRST FLOOR - FLOOR PLAN



Area Map



Energy Efficiency Graph



Directions

From our Llandudno office around the Tudno Castle Hotel (Premier Inn) keep in the right hand lane around Parc Llandudno, file into the left hand lane at the traffic lights turn left, through the roundabout at the Links Hotel onto the dual carriage way, take the 3rd exit at the next roundabout, continue up for approximately 100 yards, turn right into St Hilary's Rd and the property is on the right within 100 yards
A337 05/12/23 REV 21/05/24

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.

