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THIS IS A BEAUTIFULLY PRESENTED AND SURPRISINGLY SPACIOUS MODERN 4 BEDROOM DETACHED FAMILY SIZED HOME BUILT BY BEECH HOMES CIRCA 2011 ON THIS VERY PLEASANT DEVELOPEMENT WITHIN EASY ACCESS OF THE LOCAL SHOPS IN LLANDUDNO JUNCTION INCLUDING TESCO, ICELAND, ASDA SUPERMARKET AND THE MAINLINE RAILWAY STATION WITHIN APPROXIMATELY 3 MILES OF LLANDUDNO TOWN CENTRE.

The accommodation briefly comprises: hall, 2 piece cloakroom, lounge with bay window, open plan kitchen dining room with modern units and built in appliances as specified, patio doors to the rear garden, first floor landing, principle bedroom with built in wardrobes and en suite 3 piece shower room, 3 further bedrooms, two with built in wardrobes and family bathroom, the property features gas fired central heating, upvc double glazed windows and solar panels for supplementary heating of the hot water.

Outside - Front garden area mainly laid to brick paved driveway for off road parking for up to 4 cars leading to the integral single car garage with automatic up and over door, tiered rear garden with lawn, trees and steps leading to the upper entertainment patio with power connected.

INTERNAL INSPECTION OF THIS PROPERTY IS HIGHLY RECOMMENDED

#### CANOPIED ENTRANCE

Double glazed front door to -

#### HALL

Tiled floor, under stairs storage cupboard with light, internet point, radiator.

#### TWO PIECE CLOAKROOM



With close coupled wc, pedestal wash hand basin and mixer tap, tiled floor, upvc double glazed window, radiator, integral door to garage.

#### LOUNGE 15'1" x 11'6" (4.61m x 3.52m )



Upvc double glazed box bay window, laminate dark wood effect flooring, connections for surround sound, tv point, coving.



#### OPEN PLAN KITCHEN / DINING ROOM 27'11" x 8'8" max overall (8.51m x 2.65m max overall)



#### DINING AREA



With tiled floor, double radiator, double opening upvc double glazed doors to rear garden.

#### KITCHEN AREA



Range of medium oak effect fronted base wall and drawer units with extensive fitted cupboards, sparkle granite

worktops and uprights in grey with matching breakfast bar, inset single drainer sink unit and mixer taps, integrated freezer, "Kenwood" dishwasher, double "Electrolux" electric ovens, 5 ring "Electrolux" Hob, sparkle granite splashback and stainless steel canopy over, built in wine rack, space for freezer, recessed downlighters to ceiling and under unit display lighting, upvc double glazed window with granite window sill, floor tiling, double radiator.  
A staircase from the entrance hall leads to :



**FIRST FLOOR LANDING**  
Access to loft space, radiator.

**BEDROOM 1 13'8" x 11'7" (4.17m x 3.54m )**



Built in mirror fronted wardrobes with sliding doors, hanging rails and shelving, tv point, upvc double glazed window with open views, double radiator.



**TILED EN-SUITE**



3 piece shower room, comprises double shower stall with folding door and mains shower, shaver point, pedestal wash hand basin and mixer taps, close coupled wc, ladder style towel rail, extractor, recessed downlighters to ceiling, tiled floor, upvc double glazed window.

**BEDROOM 2 10'3" x 8'4" (3.13m x 2.55m)**



Mirror fronted wardrobes with sliding doors, hanging rails and shelving, upvc double glazed window, radiator.

**DOUBLE ASPECT BEDROOM 3 10'5" x 8'5" plus (3.19m x 2.58m plus)**



Built in mirror fronted sliding doors, hanging rails and shelving, upvc double glazed windows, radiator.

### BEDROOM 4 9'0" x 8'5" (2.75m x 2.57m)



Upvc double glazed window, open views, radiator.

### TILED 3 PIECE BATHROOM



Suite comprising panel bath with mixer taps, mains shower over and side screen, pedestal wash hand basin and mixer tap, medicine cabinet, shaver point, close coupled wc, ladder style towel rail, decorative wall tiling, floor tiling, recessed down lighters to ceiling , extractor, upvc double glazed window.

### OUTSIDE

#### FRONT GARDEN

With block paved parking area provides parking for up to 4 cars leads to:

#### GARAGE 17'8" x 8'3" (5.39m x 2.52m)

With automatic up and over door, light power and water connected.

#### Utility area

With plumbing for washing machine and space for drier, "Glow-worm" Gas Fired combination central heating and hot water boiler, integral door to cloakroom.

### REAR GARDEN



With lawned area, raised beds with mature shrubs and trees, steps up to raised entertainment garden area with seating decked area, pavings, power connected.



### TENURE

FREEHOLD - Owners are subject to a service charge for maintaining common driveways and planting - presently £252 per annum payable half yearly.

### COUNCIL TAX

Council tax is "E" - obtained via [www.conwy.gov.uk](http://www.conwy.gov.uk)



**Ground Floor**

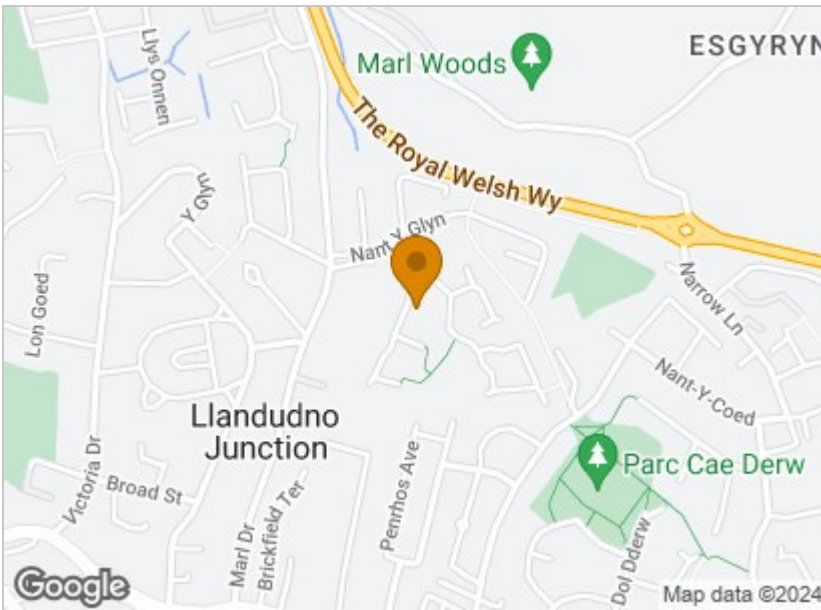


**First Floor**

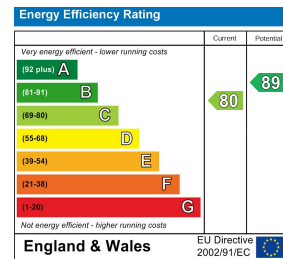
Total floor area 129.0 sq.m. (1,389 sq.ft.) approx

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 Llandudno Junction Railway Station proceed heading to Glan Conwy take the 2nd turning on the left onto Marl Drive after approximately 1/3rd of a mile turn right onto Dolydd/The Meadows, 1st right onto Gwel y Castell, turn first right into Cysgod Y Castell, the property can be found 60 yards on the left. REF A371 18/01/24 REV 25/03/24

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.

