

**Bryan Davies
+ Associates**

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AUCTIONEERS
●
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No Onward Chain £438,000



www.bdahomesales.co.uk

A SUBSTANTIAL DETACHED FOUR BEDROOM FAMILY RESIDENCE situated in the popular West Shore area and close to the promenade, local shopping and approximately a mile of Llandudno. The accommodation briefly comprises:- porch; reception hall and separate sitting area; 2-piece cloakroom; dining room leading to a upvc double glazed sunroom; lounge with bay window; kitchen/breakfast room with sliding patio door to the rear garden; first floor landing; principal bedroom; bedroom 2 with an ensuite 2-piece shower room (no w.c.) 2 further bedrooms; 3-piece shower room. The property features gas fired central heating, upvc double glazed windows and secondary glazing where specified. outside - easily maintained front and rear gardens. A drive for off road parking leads to a single car garage.

The Accommodation Comprises:-

CANOPIED ENTRANCE

GLAZED FRONT DOOR

To:-

PORCH

Picture rails, coving, leaded coloured glazed window, glazed inner door to:-

RECEPTION HALL 13'2" x 9'9" (4.02m x 2.98m)



Plus staircase. Coving, plate rack, pine staircase to the first floor, understairs storage cupboard, telephone point, double radiator, wall light point leading to:-

OPEN PLAN SITTING AREA 12'7" x 11'6" (3.86m x 3.52m)

With decorative slate hearth with display mantle over, coving, 2 wall light points, upvc double glazed window, radiator.

2-PIECE CLOAKROOM



With wash hand basin and tiled splashback, with shaver point, low flush w.c, dado rails, wall light point, radiator, window.

LOUNGE 16'2" x 12'9" (4.94m x 3.91m)

Marble fire surround with marble back and hearth, Pine surround and display mantle, display recess with light feature display, 'Niche' picture rails, coving, secondary glazed bay window, double radiator.

DINING ROOM 15'5" x 12'9" - maximum (4.72m x 3.91m - maximum)



Slate hearth and mantle over, picture rails, deep coving, double radiator. Sliding upvc double glazed patio door to:-



SUN ROOM 13'10" x 8'0" (4.24m x 2.45m)



Tiled floor, wall light point, upvc double glazed windows and upvc double glazed door to rear garden, interconnecting door to sitting area, radiator.

KITCHEN/BREAKFAST ROOM

KITCHEN AREA 10'0" x 9'0" (3.05m x 2.75m)



Fitted range of base, wall and drawer units with round edge worktops, corner display units, inset 1½ bowl sink unit and mixer tap, wall and floor tiling, 'Canon' gas cooker, 'Bosch' dishwasher, wall mounted 'Logic+ Heat 30 central heating and hot water boiler glazed window. Step down to:-

TRIPLE ASPECT BREAKFAST AREA 11'0" x 8'0" (3.37m x 2.45m)



Fitted base units with round edge worktops, washing machine, space for fridge/freezer, recessed spotlights to ceiling, floor tiling, double aspect upvc double glazed windows and upvc double glazed sliding door to rear garden, double radiator.

A pine staircase from the reception hall leads to:

FIRST FLOOR LANDING

2 coloured leaded feature windows, picture rails, deep ceiling, airing cupboard with hot water tank and slatted shelving, upvc double glazed window, radiator.

BEDROOM 1 15'7" x 12'9" (4.75m x 3.90m)



Picture rails, vanity wash hand basin with tiled splashback and shaver light, double radiator.



BEDROOM 2 14'2" x 10'5" maximum (4.32m x 3.19m maximum)



Including en-suite shower and plus fitted triple wardrobes with hanging rails and top cupboards, matching bedside cabinets and headboard with display shelving, picture rails, upvc double glazed window, double radiator.

TILED EN-SUITE 2-PIECE SHOWER ROOM



Large shower stall and electric 'Triton' shower, vanity wash hand basin, extractor, shaver light and mirror, extractor.

BEDROOM 3 13'4" x 9'1" (4.07m x 2.77m)



Pedestal wash hand basin, tiled splashback, light and mirror, 2 upvc double glazed windows, radiator, t.v. point.

BEDROOM 4 9'11" x 9'0" (3.04m x 2.75m)



Plus full length fitted double wardrobes with hanging rails, shelving and top cupboards, pedestal wash hand basin, tiled splashback, light and mirror, picture rails, glazed window, double radiator.

3 PIECE TILED SHOWER ROOM



Comprising large shower stall with twin shower heads including drench shower, pedestal wash hand basin, low flush w.c, wall light point and mirror, towel rail, display shelf, access to roof space, 2 upvc double glazed windows, lino flooring, double radiator.

OUTSIDE

WALLED FRONT GARDEN

With flowerbeds, shrubs. Double opening gates to the front provide off street parking for several cars leads to:-

SINGLE CAR GARAGE

With up and over door, light and power connected, loft storage.

REAR GARDEN



With lawn, mature shrubs, pavings, paved seating area, outside light, side gated access.

TENURE - FREEHOLD

COUNCIL TAX

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

Ground Floor

Approx. 95.8 sq. metres (1031.7 sq. feet)

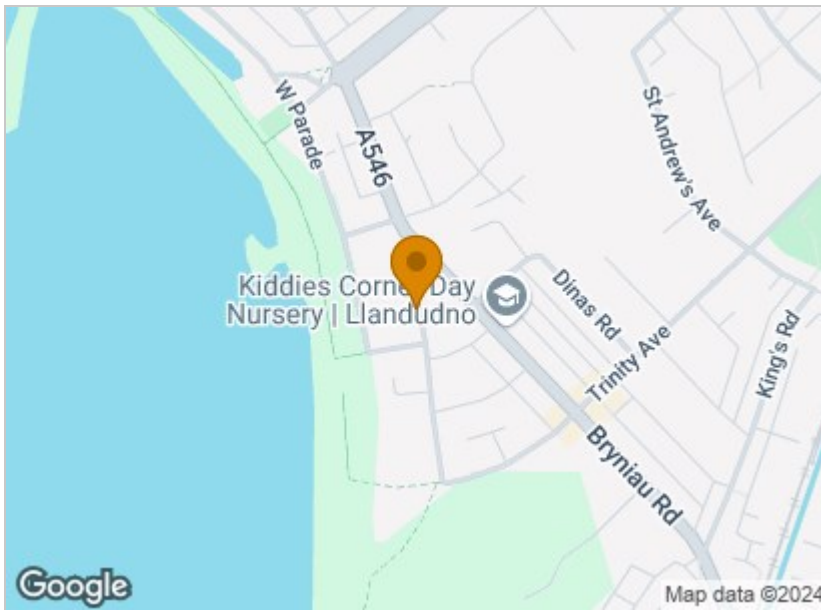


First Floor

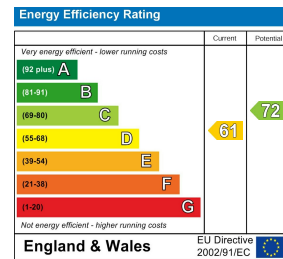
Approx. 75.0 sq. metres (807.6 sq. feet)



Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed North along Mostyn Street, turn left onto Trinity Square, continue through the traffic lights onto Trinity Avenue and follow the road down to its end. At the bollards proceed across the crossroad onto Trinity Crescent follow the road down to its end turning right and continue along this road onto Great Ormes Road and the property is on the left hand side within 200 yards. Ref: A374 22/01/24 REV 24/04/24

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.

