

**Bryan Davies
+ Associates**

**4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125**

**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

Highcroft, Cwlach Street, Llandudno, Conwy, LL30 2HR



£385,000

4 2 3 F

www.bdahomesales.co.uk

THIS IS A RARE OPPORTUNITY TO ACQUIRE A 3/4 BEDROOM DETACHED RESIDENCE SITUATED ON THE LOWER SLOPES OF THE GREAT ORME WITH VIEWS FROM THE FRONT AND SIDE ELEVATIONS OVER LLANDUDNO TOWN AND TO THE MOUNTAINS BEYOND AS WELL AS THE NORTH AND WEST SHORES, WITHIN EASY ACCESS OF LLANDUDNO TOWN CENTRE AND THE WEST SHORE PROMENADE. The accommodation briefly comprises:- front door to reception hall, lounge with bay window, separate dining room, kitchen, utility room, sun room, first floor landing, 3 double bedrooms and a 4 piece bathroom including separate shower cubicle and a separate second wc. On the lower ground floor there is an annex with a fourth bedroom/ sitting room and an en-suite shower room. Outside terraced gardens to the front with views and a single car garage.

The accommodation comprises:

CANOPIED ENTRANCE



With wall lights.

COLOURED LEADED FRONT DOOR

To:-

ENTRANCE HALL



Decorative Terrazzo tiling to floor, telephone point, radiator.

DOUBLE ASPECT LOUNGE 17'4" x 14'5" (5.29m x 4.41m)



Including cupboards and into bay window. 'Minster' fireplace and hearth - full length built in cupboards, bookshelves, glass fronted display cabinets, picture rails, double radiators, double aspect upvc double glazed windows with open views.



VIEWS FROM THE LOUNGE



DOUBLE ASPECT DINING ROOM 11'6" x 10'10" (3.51m x 3.31m)



Decorative fire surround with display shelving and mantle marble back and hearth, picture rails, double aspect upvc double glazed windows with open views, double radiator.



INNER PORCH

With access door to rear.

KITCHEN 13'5" x 7'10" (4.09m x 2.41m)



Plus bay. Fitted range of oak effect fronted base, wall, drawer, glass fronted and corner display units with rolled edge worktops and under unit lighting, inset single drainer sink unit and mixer taps, integrated electric oven and 4 ring gas hob with cooker hood over, plumbing for washing machine and dishwasher, wall and floor tiling, spotlights, upvc double glazed window, double radiator, cupboard housing hot water tank with shelving archway and steps down into:



SUNROOM 15'10" x 5'7" (4.83m x 1.72m)

(In poor condition) upvc double glazed windows, floor tiling, radiator, 2 wall light points, views.

UTILITY AREA

With base and wall units, round edged worktops, space for fridge/freezer, upvc double glazed window, floor tiling.

A staircase from the entrance hall leads to:-

FIRST FLOOR LANDING



Cloaks cupboard, radiator, upvc double glazed french door to:-

BALCONY WITH PANORAMIC VIEWS



DOUBLE ASPECT BEDROOM 1 14'6" x 14'0" (4.42m x 4.28m)



Double aspect upvc double glazed windows with open views, 2 wall light points, double radiator.



VIEW FROM BEDROOM 1



DOUBLE ASPECT BEDROOM 2 12'0" x 11'6" (3.67m x 3.53m)



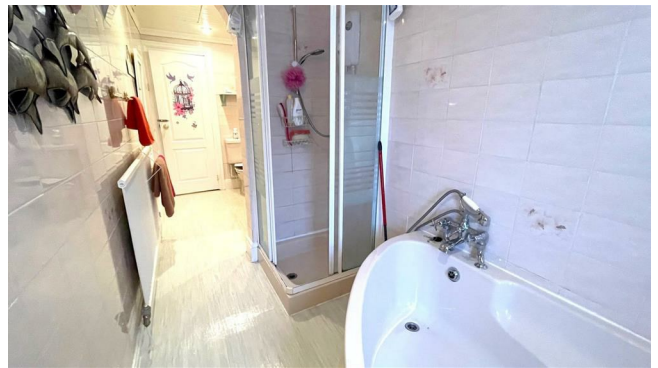
Double aspect double glazed windows, picture rails, vanity wash hand basin, radiator, views.

BEDROOM 3 9'5" x 8'5" (2.88m x 2.58m)



Including 2 built in single wardrobes and top cupboards, upvc double glazed windows. side view towards the Orme and the sea, radiator.

TILED 4 PIECE BATHROOM



Coloured suite, corner bath with mixer shower taps, shower cubicle with electric shower, pedestal wash hand basin, close coupled wc, upvc double glazed windows, radiator.



SEPARATE SECOND WC
Upvc double glazed window.

TERRACED FRONT GARDEN



Terraced front garden with patio areas and mature shrubs, hedging and views - outside tap.



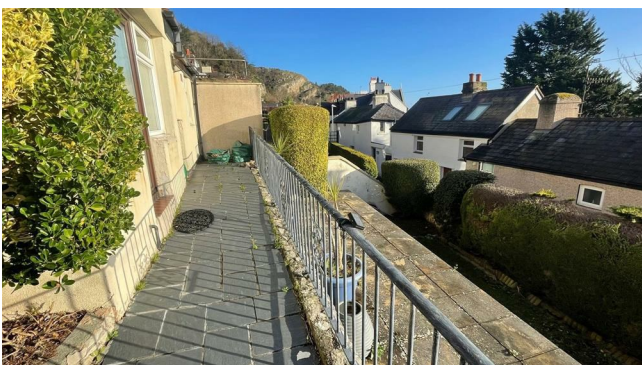
NARROW TERRACED REAR AREA

SINGLE CAR GARAGE 16'2" x 9'10" (4.94m x 3.02m)



With up and over door.

SELF CONTAINED ANNEXE ON LOWER GROUND FLOOR



SITTING ROOM/ 4TH BEDROOM 13'8" x 12'4" max (4.19m x 3.76m max)



Upvc double glazed windows and door to front, laminate floor, 2 x single radiators, electricity meter cupboard.

TILED EN-SUITE 3 PIECE SHOWER ROOM



TENURE

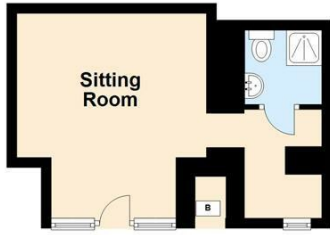
We are advised that the tenure is FREEHOLD.

COUNCIL TAX BAND

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

Basement

Approx. 23.0 sq. metres (247.3 sq. feet)



Ground Floor

Approx. 72.2 sq. metres (776.7 sq. feet)



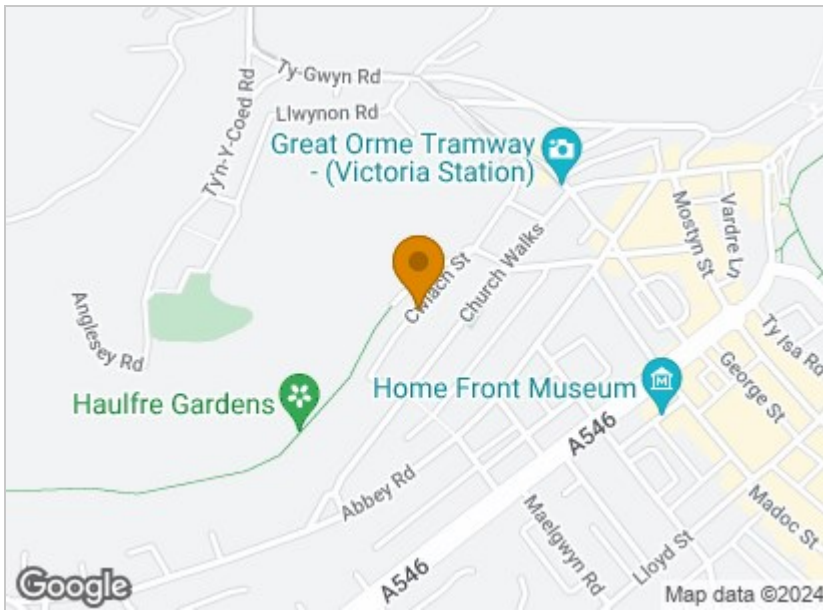
First Floor

Approx. 61.0 sq. metres (656.2 sq. feet)

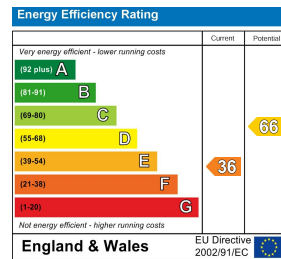


Total area: approx. 156.1 sq. metres (1680.1 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed North along Mostyn Street at the millenium clock, go through on to Upper Mostyn Street, at the top of the road turn left on to Church Walks, passing the Tram Station on the right hand side, continue along Church Walks and turn right onto West End Hill - narrow one way street, and the property is right ahead of you at the top of the hill. REF: A375 25/01/2024 REV 31/01/24

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.

