

**Bryan Davies
+ Associates**

4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125

AUCTIONEERS
●
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

Lavender Cottage, 16 Bryn Y Bia Road, Craigside, Llandudno, Conwy, LL30 3AS



£750,000

 3  1  4  D

www.bdahomesales.co.uk

THIS IS A RARE OPPORTUNITY TO PURCHASE THIS VERY ATTRACTIVE DETACHED RESIDENCE BUILT c1936 IN A COTTAGE STYLE and having well proportioned living accommodation located on approximately half an acre of landscaped gardens with views to Llandudno Bay, Great Orme, Bodafon fields and Deganwy Mountain, situated within three quarters of a mile of Penrhyn Bay shopping and approximately two miles of Llandudno town centre.

The accommodation which is full of character, briefly comprises: oak front door to porch; reception hall; 2 piece cloakroom; through lounge with inglenook 'Minster' fireplace leading to a upvc double glazed conservatory; large spacious dining room with inglenook; morning/sitting room; kitchen with built in appliances; separate utility room; first floor landing; three double sized bedrooms and a box room with potential for an en-suite; large 4 piece family bathroom. The property features gas fired central heating and upvc double glazed windows. Outside – very attractive landscaped gardens of approximately ½ an acre; driveway for off road parking for several cars leading to a single car garage.

WE ARE ADVISED THAT THE PROPERTY IS OF NON CONVENTIONAL CONSTRUCTION. PLEASE ASK THE OFFICE FOR MORE INFORMATION

The accommodation comprises:

Oak front door with leaded light to:

PORCH

Two leaded upvc double glazed windows, inner glazed door to:

RECEPTION HALL



Coving, understairs cloaks cupboard with light, double radiator, two upvc double glazed windows.

TILED 2 PIECE CLOAKROOM



Comprising pedestal wash hand basin, close couple w.c., extractor, decorative wall tiling, floor tilling, double radiator, upvc double glazed window.

TRIPLE ASPECT LOUNGE 17'8" x 11'5" (5.41m x 3.48)



Plus Inglenook with 'Minster' style fireplace and hearth with display mantle, inset 'Living Flame' coal effect gas fire, TV and telephone point, decorative coving, two double radiators, two recessed feature upvc double glazed windows, upvc double glazed leaded windows to front and side.

Double opening upvc doors to:

CONSERVATORY 11'0" x 10'7" (3.37 x 3.24)



Tile effect flooring, two wall light points, double radiator, upvc double glazed opening windows with leaded lights overlooking rear garden, upvc double glazed door to patio.

DINING ROOM 20'11" x 11'8" (6.38m x 3.58m)



Plus feature beamed Inglenook with display shelving and wall lights, inset 'Living Flame' coal effect gas fire with slate hearth, exposed feature beamed ceiling, wall light point, two double radiators, wood effect flooring, double aspect upvc double glazed windows overlooking rear garden, second access door to hall.



KITCHEN 16'3" x 13'10" (4.97m x 4.22m)



Fitted range of cream fronted base, wall, drawer and display units with round edge worktops and matching central island, under unit lighting, integrated appliances including 'Stoves' electric and gas double oven, fridge and freezer, 'Rangemaster' cooking range with five ring gas hob, double electric oven and grill with matching cooker hood over, 'Lamona' dishwasher 1½ bowl sink with mixer tap, coving, recessed downlighters to ceiling, two double radiators, wall tiling, wood effect flooring, upvc double glazed window and upvc double glazed access door.



UTILITY ROOM 13'9" x 4'7" (4.21m x 1.41m)



Cream fronted base units with speckled round edge worktops, inset single drainer sink unit, plumbing for an automatic washing machine and space for drier and fridge/freezer, extractor, wall mounted gas fired 'Worcester' central heating and hot water boiler, electric meter cupboard, wood effect flooring, upvc double glazed windows.

An archway from the kitchen leads to:

MORNING ROOM 13'9" x 12'8" (4.21m x 3.88m)



Tiled hearth with with coal effect pot belly gas fire and display mantle over, feature exposed beams to ceiling, wood effect flooring, double radiator, triple aspect upvc double glazed windows with leaded lights overlooking gardens.



A staircase from the reception hall leads to:

FIRST FLOOR LANDING AREA



With coving, two double radiators, built in cupboard with hanging rail and shelving, further built in linen cupboard with shelving, access to loft space, upvc double glazed leaded window overlooking front.

DOUBLE ASPECT L SHAPED BEDROOM 1 15'9" x 15'7" maximum (4.81m x 4.75m maximum)



Coving, double radiator.



Double aspect upvc double glazed windows with views over the rear garden to the mountainside beyond and across to the Great Orme and Llandudno Bay.

VIEW FROM BEDROOM 1



DOUBLE ASPECT BEDROOM 3 13'8" x 10'10" (4.19m x 3.32m)



DOUBLE ASPECT BEDROOM 2 13'9" x 12'11" (4.21 x 3.94)



Coving, radiator.



Double aspect upvc double glazed windows with views over the rear gardens to the hillside beyond and across to the Great Orme and Llandudno Bay.



Coving, two double radiators, double aspect upvc double glazed windows.

BOX ROOM (off the landing) 13'2" x 5'3" (4.02m x 1.62m)

with light and power, access to eaves storage. Potential for an en-suite to the main bedroom

TILED 4 PIECE BATHROOM



White suite comprising tiled bath with mixer tap and shower attachment, vanity wash hand basin with cupboards, drawer and mixer tap, shaped shower stall with mains shower and display shelving, close couple w.c., ladder style towel rail, decorative wall tiling, extractor, mirror with light, upvc double glazed windows.

OUTSIDE

FRONT GARDEN

Well stocked flower beds, shrub and hedging.

CONCRETE DRIVEWAY TO FRONT



With circular turning point leads to:

DETACHED SINGLE CAR GARAGE

with power and light, automatic up and over door, side door and gated access, brick built garden tool store, outside tap, side gate to rear garden.

REAR GARDEN



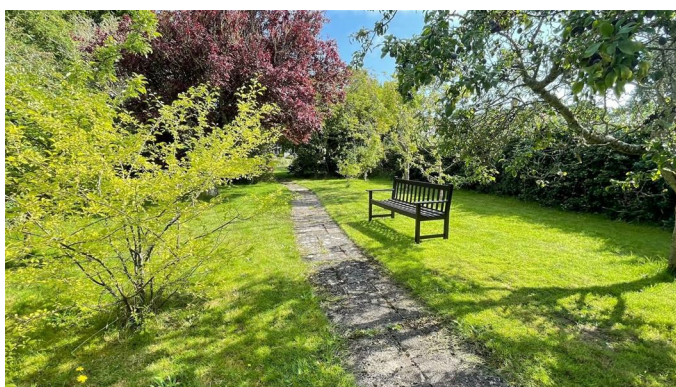
RAISED PATIO AREA



Paved pathways, mature flower beds, shrubs, shaped lawns, sun dial, mature tree borders.



Pathway down to orchard with lawns and fruit trees, summer house (in need of repair), garden shed, brick and timber framed greenhouse.



VEGETABLE PLOTS AND PATHWAYS



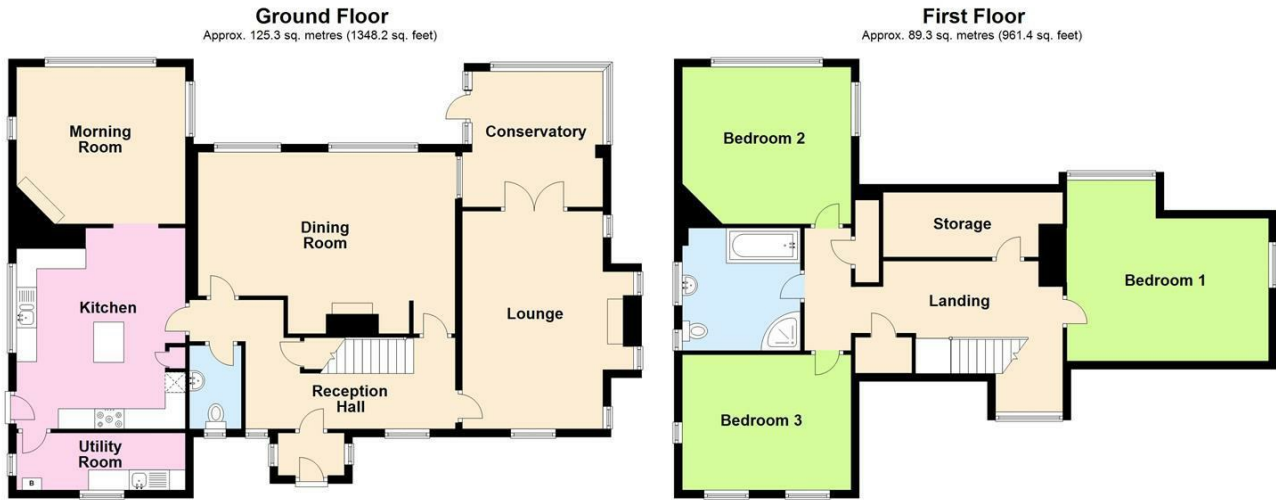
Access gate to public footpath.

TENURE

The property is held on a FREEHOLD basis.

COUNCIL TAX BAND

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

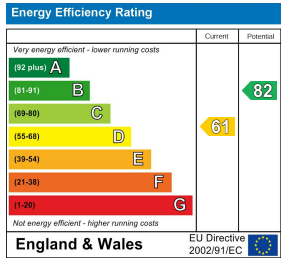


Total area: approx. 214.6 sq. metres (2309.6 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed onto the promenade turning right heading for Penrhyn Bay, passing Bodafon Fields on the right hand side, turn 3rd right into Bryn y Bia Road, continue along the road for approximately 200 yards and the property is on the right hand side. A296 09/08/23 Rev 01/02/24

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.



For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.