

**Bryan Davies
+ Associates**

4 MOSTYN STREET
LLANDUDNO
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AUCTIONEERS
●
ESTATE AGENTS

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64 Kings Road, West Shore, Llandudno, LL30 2BZ



No Onward Chain £139,950

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www.bdahomesales.co.uk

THIS IS A GOOD SIZED THREE BEDROOM END TERRACED HOME situated on the level close to the local shop and within easy reach of the West Shore Promenade and approximately ½ a mile to Llandudno Town Centre.

The accommodation briefly comprises:- small hall; lounge; kitchen with a range of modern units, built in hob and cooker hood; small rear hall leads to a three piece bathroom with overbath shower. A staircase leads to: first floor landing and three bedrooms. The property features gas fired central heating from a combination boiler and upvc double glazed windows. Outside - small front garden area and rear courtyard garden.

The accommodation comprises:

Front door to:

SMALL HALL

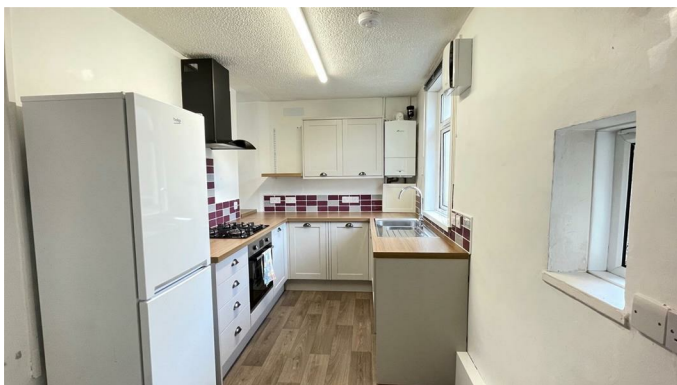
Radiator.

LOUNGE 14'0" x 11'7" (4.27m x 3.54m)



Radiator, double glazed windows, gas and electric meter cupboard.

KITCHEN 14'11" x 7'4" (4.55m x 2.25m)



Range of modern wall, base and drawer units with worktops, stainless steel 1½ bowl sink with mixer taps, plumbing for an automatic washing machine, wall tiling, 'Worcester' combination gas fired central heating and hot water boiler, radiator, upvc double glazed window

BATHROOM



Panel bath with shower attachment and side screen, pedestal wash hand basin and close couple w.c. in white, wall tiling, ladder style towel warmer, upvc double glazed window.

BEDROOM 1 11'8" x 9'8" (3.57m x 2.97m)



Plus alcove and shelving, radiator, upvc double glazed window.

BEDROOM 2 11'10" x 7'4" (3.61m x 2.26m)



Radiator, upvc double glazed window.

BEDROOM 3 8'7" x 7'1" (2.64m x 2.16m)



Radiator, upvc double glazed window.

OUTSIDE

SMALL FRONT GARDEN

REAR COURTYARD GARDEN



TENURE

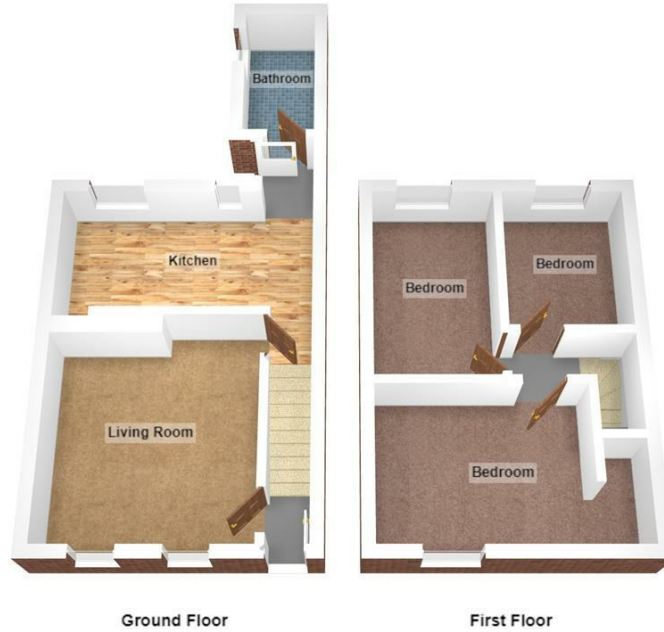
The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

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



All measurements are approximate and for display purposes only

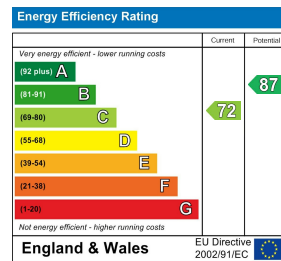


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Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed north along Mostyn Street, first left onto Trinity Square, through the traffic lights onto Trinity Avenue, take the 5th turning on the left onto Dyffryn Road at the end of the road turn left and into Kings Road and the property is on the left hand side within 70 yards. Ref: A389 14/02/24

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.

