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+ Associates**

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**AUCTIONEERS
●
ESTATE AGENTS**

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£239,950

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www.bdahomesales.co.uk

THIS BEAUTIFULLY PRESENTED AND UPDATED TERRACED THREE BEDROOM MID TERRACED FAMILY SIZE HOME is situated on the level, close to Primary School local shops and the West Shore Promenade and approximately ½ a mile of Llandudno Town Centre. The accommodation briefly comprises:- reception hall; lounge with double opening doors to the dining room; re-fitted kitchen with integrated appliances; rear porch; rear utility room with modern combination boiler and w.c; first floor landing; 3 bedrooms and an updated 3-piece shower room. The property features gas fired central, upvc double glazed windows. Outside - brick paved front garden with off road parking for 2 cars, rear garden with lawn, flowerbeds, patio area and garden store.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED

The Accommodation Comprises:-

FRONT DOOR

Upvc double glazed door into:-

RECEPTION HALL



Inset downlighters, double radiator, wall tiling feature.

LOUNGE 13'3" x 12'9" max (4.06m x 3.90m max)



Multi fuel log burner- oak mantel and slate hearth., feature wall tiling, inset downlighters, double radiator, double doors to dining room.



DINING ROOM 8'2" x 7'10" (2.50m x 2.40m)

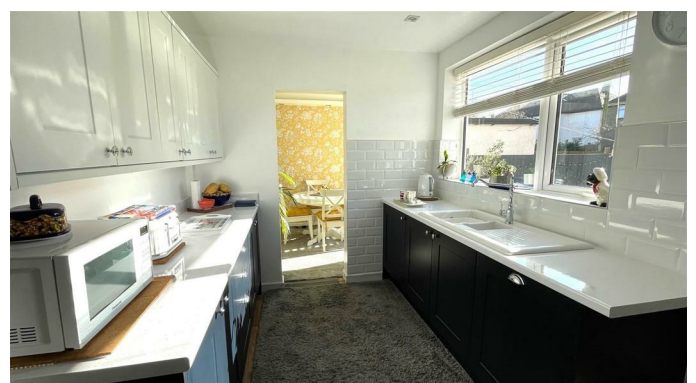


Upvc double glazed french doors to rear garden, radiator, downlighters.

KITCHEN 13'4" x 8'1" (4.08m x 2.47m)



Range of wall base and drawer units in navy and white with complementary worktops and splashbacks, integral 'Beko' dishwasher, 1½ bowl porcelain sink and drainer with mixer taps, integral double electric oven and 5 ring gas hob with chimney style extractor fan above. Upvc double glazed door to rear porch.



REAR PORCH

Upvc double glazed door to rear garden, space for fridge freezer, downlighters.

SEPARATE WC/ UTILITY

WC, plumbing for a washing machine, radiator, 'Worcester' gas central heating boiler.

Stairs to first floor.

FIRST FLOOR LANDING

Loft hatch access, airing cupboard with shelving.

BEDROOM 1 13'4" x 8'2" (4.08m x 2.50m)



Built in wardrobes with louvre doors, inset downlighters, double radiator.

BEDROOM 2 12'0" x 9'6" (3.67m x 2.91m)



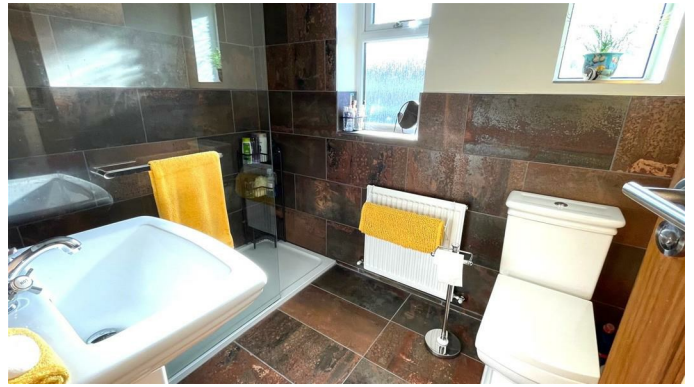
Built in wardrobe with louvre doors, double radiator.

BEDROOM 3 9'6" x 8'9" max (2.92m x 2.68m max)



Double radiator.

3-PIECE MODERN SHOWER ROOM



Large walk in shower with glass shower screen, drench and hand held shower heads (mains), pedestal wash hand basin, low flush wc, radiator, feature wall and floor tiling, inset downlighters.

OUTSIDE

FRONT GARDEN

Block paved garden with dwarf wall boundary.

REAR GARDEN



Paved patio seating area, lawned areas with raised planted beds, timber log store, metal shed, fence and wall boundary.



TENURE - FREEHOLD

COUNCIL TAX BAND

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



Ground Floor

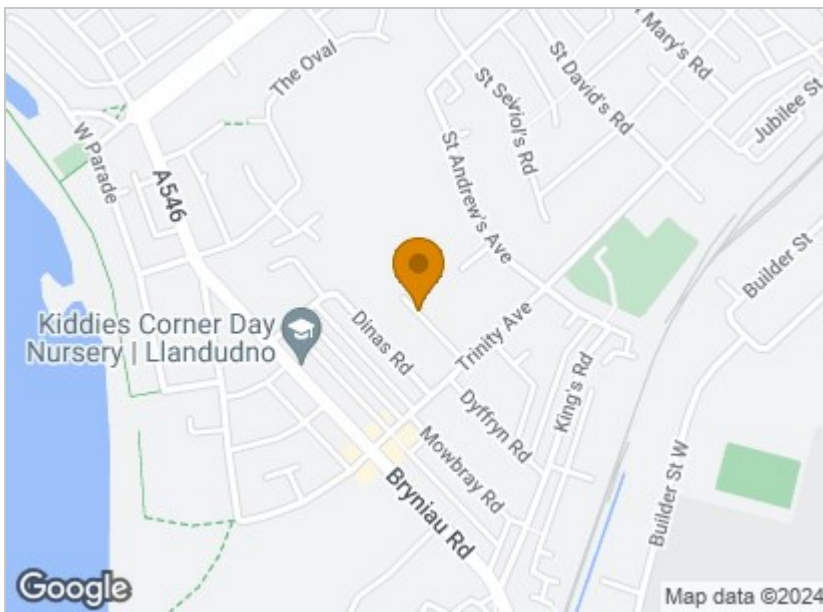


First Floor

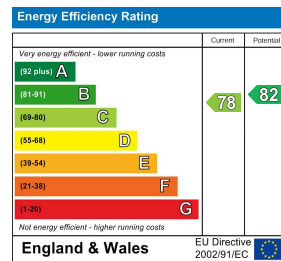
Total floor area 91.1 sq.m. (980 sq.ft.) approx

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 our Llandudno office, proceed north on Mostyn Street, first left onto Trinity Square, through the traffic lights into Trinity Avenue and Denness Place is the 6th road on the right hand side. 01/03/24 REF: A397

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.