

**Bryan Davies  
+ Associates**

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●  
ESTATE AGENTS

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## 25 The Oval, Llandudno, Conwy, LL30 2BU



No Onward Chain £345,000



[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)

THIS SPACIOUS THREE DOUBLE BEDROOMED SEMI DETACHED FAMILY SIZED HOME is situated on the extremely popular Oval, in a cul de sac, on the level and within reach of the West and North Shore Promenades with all the local amenities on your doorstep. The accommodation briefly comprises:- porch; reception hall; lounge with bay window; separate dining room with French door to the rear garden; kitchen; 2-piece cloakroom; first floor landing; 3 double sized bedrooms; 4 piece bathroom including large separate shower stall. The property features gas fired central heating, upvc double glazed windows. Outside - easily maintained gardens to the front and rear. Drive for off road parking for several cars leads to an attached single car garage with utility room behind. FREEHOLD

The Accommodation Comprises:-

Upvc Double Glazed FRONT DOOR

PORCH

Upvc double glazed inner door and side windows to:-

RECEPTION HALL 14'0" x 10'0" (4.29m x 3.07m)



Shelving, plate rack, 2 radiators.

LOUNGE 15'8" x 13'1" (4.78m x 3.99m)



With upvc double glazed bay window, firesurround with gas fire, double radiator.

INNER HALL

Understairs cupboard.

TILED 2-PIECE CLOAKROOM



In white, upvc double glazed window, ladder style heater towel rail.

DINING ROOM 12'5" x 12'1" (3.81m x 3.69m)



Marble fire surround with gas fire, upvc double glazed French door to the rear garden (no radiator).

KITCHEN 12'0" x 10'5" (3.66m x 3.19m)



Range of modern oak effect fronted base, wall and drawer units with round edge worktops, stainless steel sink, built-in oven, 4 ring gas hob, dishwasher, wall tiling, floor tiling, radiator, upvc double glazed window and rear door



½ LANDING



Upvc double glazed window, radiator.

**FIRST FLOOR LANDING**

Walk-in airing cupboard with cylinder tank and shelving. (single glazed window).

**BEDROOM 1 13'11" x 10'0" (4.26m x 3.06m)**



Upvc double glazed oriel window, view to the Great Orme, radiator.



**BEDROOM 2 12'6" x 12'0" (3.82m x 3.67m )**



Upvc double glazed window, radiator.

**BEDROOM 3 13'0" x 12'5" (3.98m x 3.81m)**



Upvc double glazed window, radiator, view to the Great Orme.

## TILED 4-PIECE BATHROOM



Panel bath, vanity wash hand basin and w.c, large shower stall with 'Mira' Shower, upvc double glazed window, ladder style towel rail.

## OUTSIDE

### FRONT GARDEN

Easily maintained with flag stones, flowerbeds and shrubs, off road parking for several cars leads to:-

### ATTACHED GARAGE 15'7" x 8'11" (4.77m x 2.73m)

Up and over door, power and light, access to:-

### UTILITY ROOM 8'10" x 5'8" (2.71m x 1.74m)

Belfast style sink, cupboards, 'Worcester' gas fired central heating and hot water boiler.

### REAR GARDEN

With lawns, flowerbeds, shrubs, trees and patio

### TENURE -

FREEHOLD

### COUNCIL TAX BAND

Is 'E' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

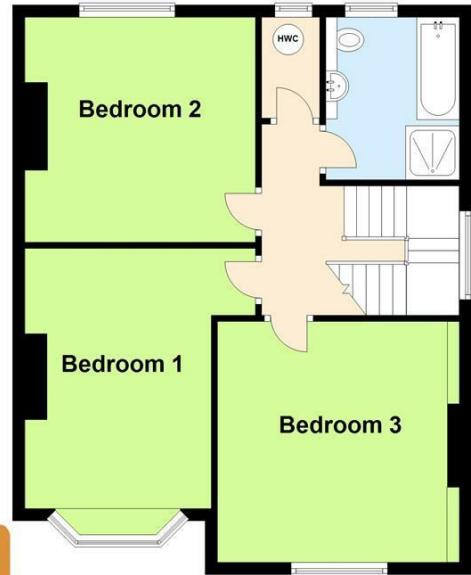
## Ground Floor

Approx. 85.6 sq. metres (921.8 sq. feet)



## First Floor

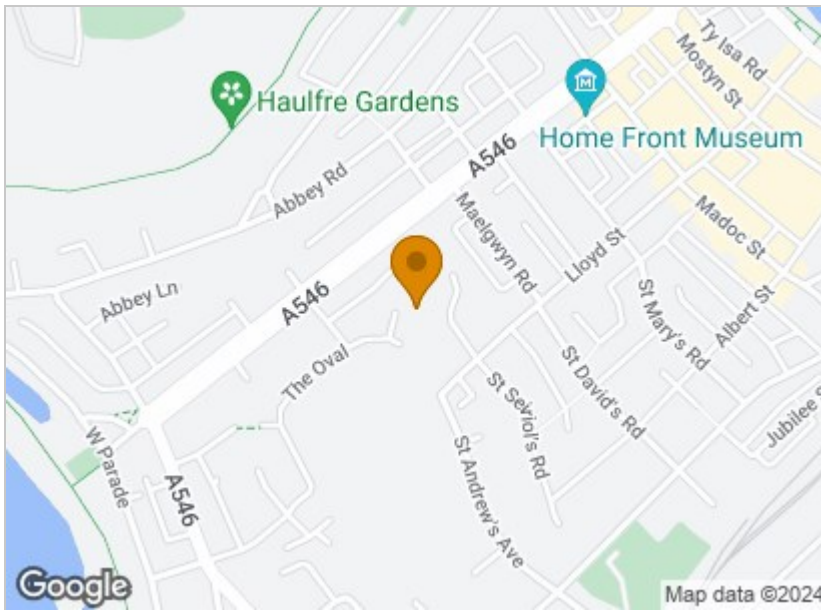
Approx. 61.2 sq. metres (658.7 sq. feet)



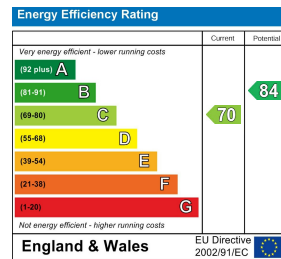
**Bryan Davies & Associates**

Total area: approx. 146.8 sq. metres (1580.5 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From our office proceed North along Mostyn Street, turn left at the roundabout with the Millennium clock onto Gloddaeth Street follow the road down towards West Shore and take the sixth turning on the left hand side onto The Oval, second left and follow the road round into the cul de sac and the property is on the right hand side. REF: A418 21/03/24 Rev 25/04/24

We will be pleased to arrange a viewing of this Home

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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.

