

**Bryan Davies  
+ Associates**

4 MOSTYN STREET  
LLANDUDNO  
LL30 2PS  
(01492) 875125

AUCTIONEERS  
●  
ESTATE AGENTS

email: [llandudno@bdahomesales.co.uk](mailto:llandudno@bdahomesales.co.uk)

## Mona House, Pendre Road, Penrhynside, Llandudno, Conwy, LL30 3DD



£199,950

3 1 3 D

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

THIS DOUBLE FRONTED END TERRACE COTTAGE is in need of modernisation situated in this pleasant village, within easy access of Penrhyn Bay Shops, Co-Op, Bus Service, Medical Centre and Schools and within easy walking distance of the foreshore in Penrhyn Bay. Approximately 2½ miles of Llandudno Town Centre. The accommodation briefly comprises:- front door to reception hall; sitting room; separate dining room; kitchen; first floor; 3 bedrooms and a four piece bathroom including a separate shower cubicle. The property features gas fired central heating and upvc double glazed windows. Outside - terraced rear garden which is overgrown and provides access to a basement area (not easily accessible at the time of taking our sales particulars). The property enjoys views from the rear elevation into Penrhyn Bay towards Rhos-On-Sea and the hills beyond.

THE PROPERTY ENJOYS VIEWS FROM THE REAR ELEVATION INTO PENRHYN BAY TOWARDS RHOS-ON-SEA AND THE HILLS BEYOND.

AS WE ARE UNABLE TO TEST THE SERVICES AT THE PROPERTY WE CANNOT COMMENT ON THE WORKING STATUS OF THE HEATING AND ANY APPLIANCE

The Accommodation Comprises:-

Upvc Double Glazed FRONT DOOR  
To:-

RECEPTION HALL 15'5" x 11'1" (4.71m x 3.39m)



Upvc double glazed window, double radiator. Double opening doors to:-

SITTING ROOM 13'1" x 10'11" (4.00m x 3.33m )



Upvc double glazed windows, double opening doors, double radiator. Views

DINING ROOM 12'0" x 11'4" (3.66m x 3.46m)



Fire surround with log burning stove, upvc double glazed window, double radiator. Views. Archway to:-

KITCHEN 11'5" x 8'6" (3.48m x 2.61m)



Range of units, stainless steel sink.

Staircase from the Dining Room leads to:-

FIRST FLOOR LANDING

**BEDROOM 1 12'2" x 12'2" (3.72m x 3.71m)**



Upvc double glazed window, double radiator, built-in cupboard. Views.

**BEDROOM 2 11'10" x 10'9" (3.61m x 3.30m)**



Upvc double glazed window, double radiator. Views.

**BEDROOM 3 11'6" x 8'8" (3.52m x 2.65m)**



Upvc double glazed window, double radiator.

**BATHROOM x 7'5" (x 2.27m)**



Corner bath, separate shower cubicle with electric shower, pedestal wash hand basin and close coupled w.c, in White, wall tiling, upvc double glazed window, double radiator, boiler cupboard with 'Glow worm' gas fired central heating/hot water boiler.

### **OUTSIDE**

#### **TERRACED REAR GARDEN**

Overgrown. Access to the basement area ( not accessible at present).

### **BASEMENT AREA**



### **ADDITIONAL PHOTO'S OF BASEMENT**





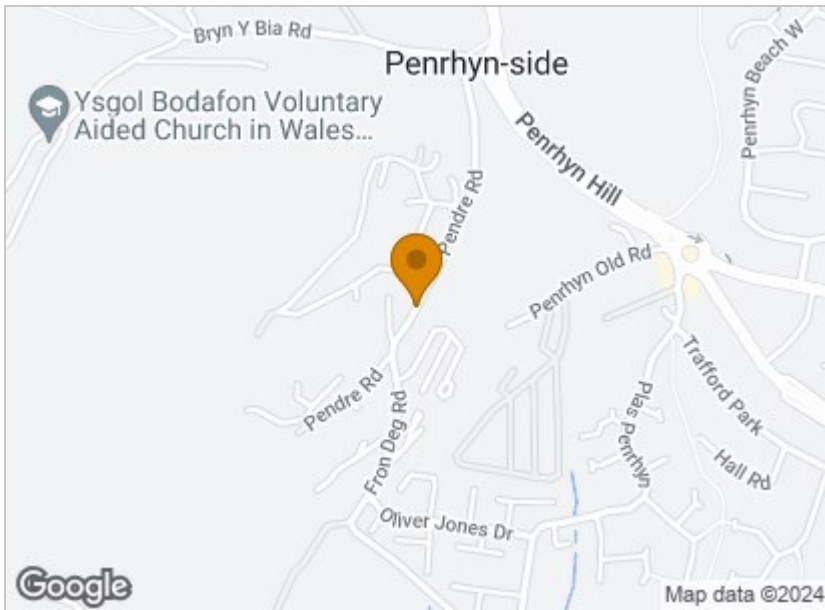
TENURE  
- FREEHOLD

COUNCIL TAX BAND  
Is 'D' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

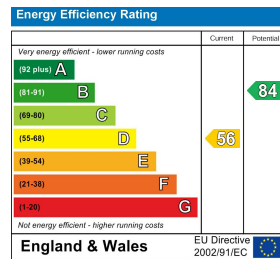


Total area: approx. 130.5 sq. metres (1404.5 sq. feet)

**Area Map**



**Energy Efficiency Graph**



**Directions**

From our Llandudno Office proceed onto the promenade and continue upto the Little Orme, at the top of Penrhyn Hill turn right at the 'Llandudno Welcomes You' sign into Bryn y Bia Road and immediate left into Pendre Road and the property can be viewed just before the 'Penrhyn Arms' on the left hand side within 250 yards. REF A438 15/04/24

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: [llandudno@bdahomesales.co.uk](mailto: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.

