

**Bryan Davies  
+ Associates**

4 MOSTYN STREET  
LLANDUDNO  
LL30 2PS  
(01492) 875125

AUCTIONEERS  
●  
ESTATE AGENTS

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

28 Bridge Road, West Shore, Llandudno, Conwy,  
LL30 2RQ



£160,000

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

VERY NICELY PRESENTED TWO BEDROOMED SEMI DETACHED HOME - situated in a cul de sac, close to local shop and easy walk to North Wales Golf Links and Maesdu Golf Club. Close to the West Shore Promenade and a mile of Llandudno Town Centre. The accommodation briefly comprises:- small hall; lounge; kitchen/dining room with modern units; ground floor w.c; first floor landing; 2 good sized bedrooms; modern 3-piece shower room. The property features gas fired central heating; upvc double glazed windows. outside - easily maintained gardens to the front and rear.

FROM THE FIRST FLOOR SECOND BEDROOM THERE IS A LIMITED VIEW ACCROSS TO MAESDU GOLF COURSE OVER THE RAILWAY TRACK.

The Accommodation Comprises:-

Upvc Double Glazed FRONT DOOR

To:-

HALL

Wood effect flooring, electric meter box, telephone point, double radiator.

LOUNGE 14'2" x 12'5" (4.32m x 3.79m )



Fire surround with inset electric coal effect fire with marble back and hearth, 2 wall light points, double radiator, upvc double glazed window to front.



KITCHEN/DINING ROOM 12'5" x 8'0" (3.79m x 2.44m)



Fitted range of gloss Grey fronted base, wall and drawer units with round edge worktops, inset 1½ bowl sink unit and mixer taps, plumbing for a washing machine, space for cooker and fridge/freezer, wall tiling, lino flooring, 2 upvc double glazed windows, double radiator.



REAR HALLWAY

With upvc double glazed side door, walk-in boiler/under stairs storage room housing wall mounted 'Worcester' central heating and hot water boiler.

CLOAKROOM

With low flush w.c, upvc double glazed window, radiator.

An enclosed staircase from the Entrance hall leads

FIRST FLOOR LANDING

Access to roof space, upvc double glazed window.

### BEDROOM 1 12'6" x 10'11" (3.82m x 3.33m)



Overstairs storage cupboard, upvc double glazed window to front, radiator.

### BEDROOM 2 11'5" x 9'2" (3.50m x 2.80m)



Picture rails, upvc double glazed window to rear, radiator.

### VIEW FROM BEDROOM 2



### 3-PIECE SHOWER ROOM



Comprises double shower stall with mains shower, vanity wash hand basin, close coupled w.c, ladder style towel rail, plastic sparkle effect wall cladding, wood effect flooring, upvc double glazed window, extractor.

### OUTSIDE

#### FRONT GARDEN



With pavings, decorative chippings and shrubs.

#### REAR GARDEN

With lawn, paved patio area, decorative chippings, timber garden shed, limited view across to Maesdu Golf Course over the railway track.

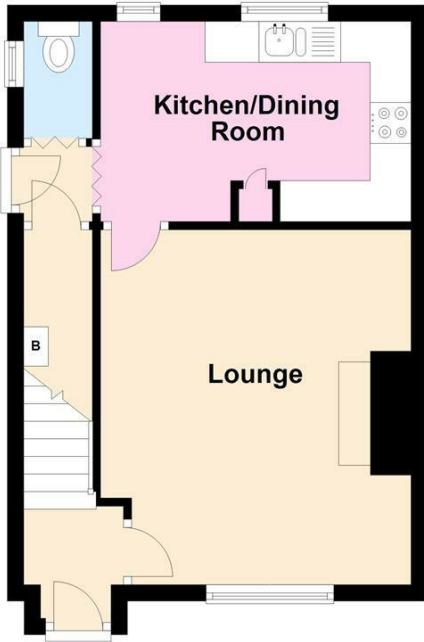
#### TENURE - FREEHOLD

#### COUNCIL TAX BAND

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

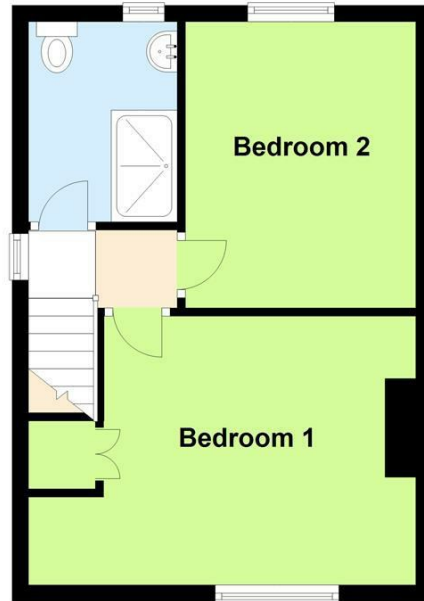
### Ground Floor

Approx. 33.0 sq. metres (354.9 sq. feet)



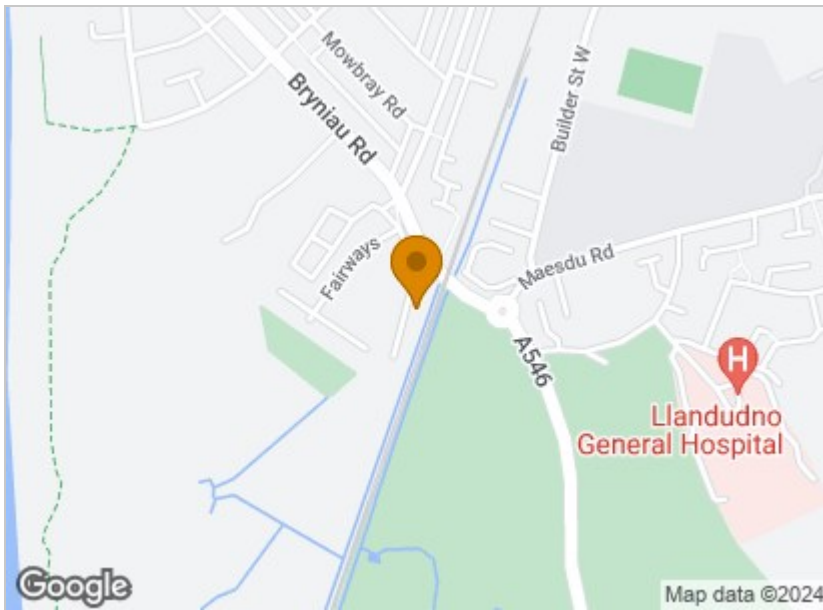
### First Floor

Approx. 32.5 sq. metres (350.1 sq. feet)

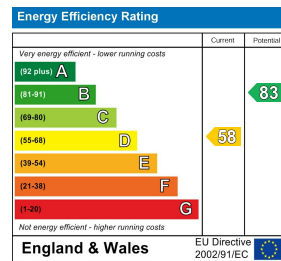


Total area: approx. 65.5 sq. metres (705.0 sq. feet)

### 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, follow the road down to the end and at the bollards, turn left onto Bryniau Road, second right into Fairways, first right into Bridge Road and the property is on the left hand side. REF: A441 16/04/24

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.

