

**Bryan Davies  
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**AUCTIONEERS  
●  
ESTATE AGENTS**

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## 6 Carroll Place, Llandudno, Conwy, LL30 2AL



**£420,000**

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THIS LOVELY CHARACTER 4 BEDROOM SEMI DETACHED FAMILY HOME WAS BUILT CIRCA 1925 IN A CUL DE SAC OF JUST 10 HOMES, ON THE LEVEL, WITHIN EASY WALKING DISTANCE OF THE WEST SHORE PROMENADE AND THE LOCAL SHOPS AND WITHIN HALF A MILE OF LLANDUDNO TOWN CENTRE, HAVING VIEWS FROM THE REAR ELEVATION TOWARDS THE GREAT ORME AND HAULFRE GARDENS, CLOSE TO LOCAL PRIMARY SCHOOLS AND THE JOHN BRIGHT SECONDARY SCHOOL.

The accommodation briefly comprises:- porch; reception hall; lounge with bay window; separate dining room with multi fuel stove fire and a patio door to the rear garden; kitchen breakfast room with multi fuel stove and under stairs freezer room; separate 2 piece cloakroom; spacious first floor landing; 4 good sized double bedrooms, 3 piece bathroom including separate shower stall and a separate wc. Property features gas fired central heating from a combination boiler and double glazed windows as specified. Outside - front garden area with lawn, shrubs, trees and drive for off road parking for several cars, rear garden with lawn, flower beds, shrubs, trees, decorative chippings, patio area and wood store. The property is held on a Leasehold tenure with Mostyn Estates.

The property is in need of some updating but retains a lot of the original character.

The accommodation briefly comprises:-

Canopied entrance, double glazed front door and sidelight to:

#### PORCH



Decorative tiled floor, inner glazed front door and sidelight to:

#### RECEPTION HALL

Laminate wood flooring, radiator.

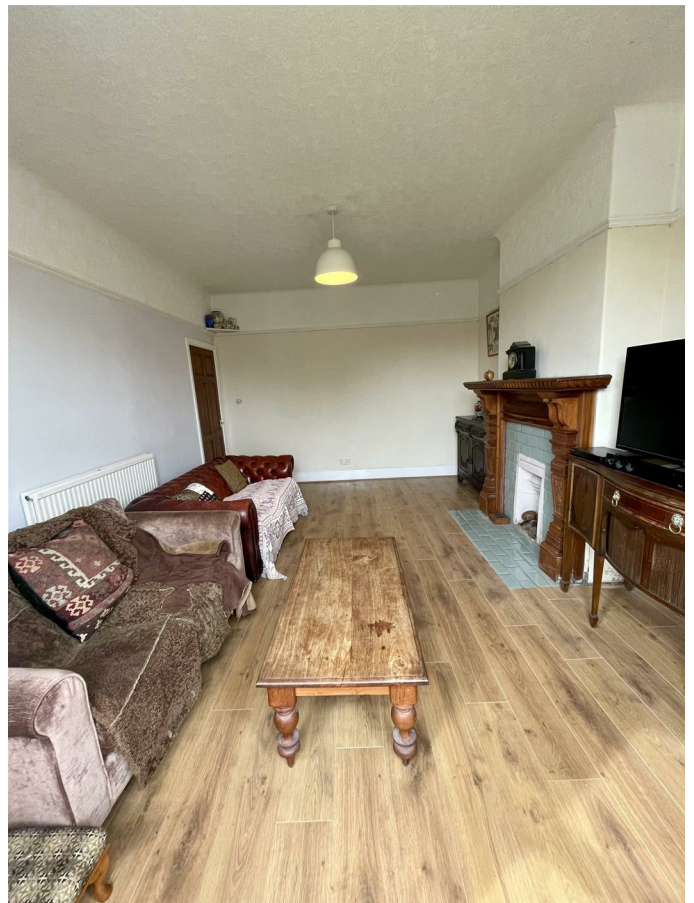
#### CLOAKROOM

Cloaks hanging area, single glazed window to front.

#### LOUNGE 18'8" x 12'5" into (5.69m x 3.81m into)



Upvc double glazed bay window, picture rails, decorative fire surround with display mantle over, tiled back and hearth, laminate wood effect flooring.



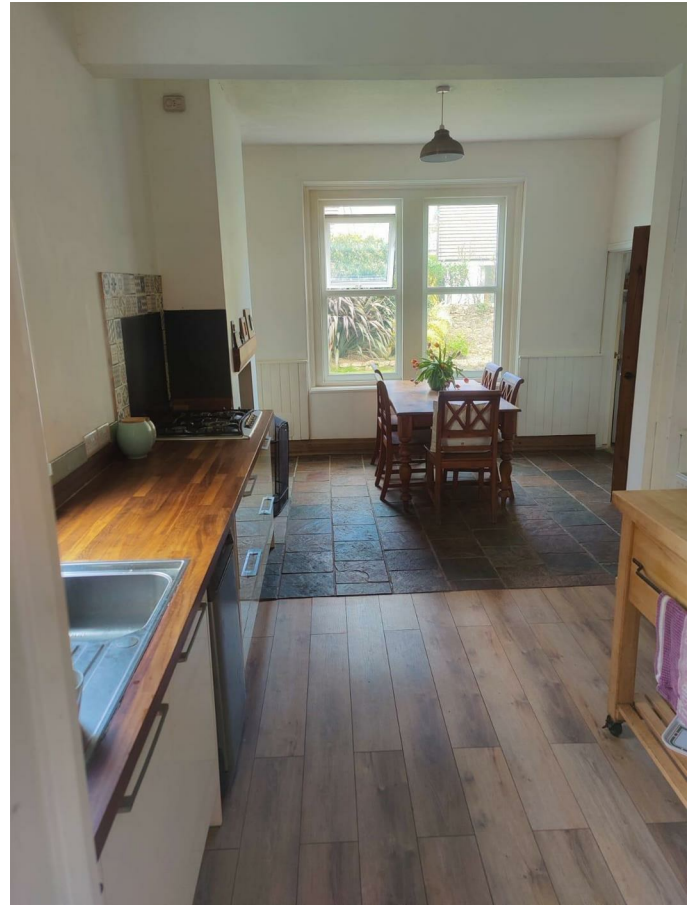
DINING ROOM/ 2ND RECEPTION ROOM 14'9" x 12'5" (4.5m x 3.8m)



Inglenook fireplace with inset display mantle, slate tiled hearth and tiled back, inset 'Tiger' multi fuel stove, picture rails, laminate wood flooring, upvc double glazed sliding patio door to rear garden, (nb no radiator in this room).



OPEN PLAN KITCHEN/ BREAKFAST ROOM 19'2" x 8'7" (5.85m x 2.63m)



Kitchen area with fitted range of cream fronted gloss base units with rolled edge solid worktops, double radiator, inset single drainer sink unit and mixer taps, inset 5 ring 'NEFF' Gas Hob and Electric oven and space for microwave, laminate flooring, panelled ceiling and recessed downlighters.

#### BREAKFAST AREA

With slate tiled floor, inglenook fireplace with slate tiled hearth and inset 'Hamlet' multi fuel stove, exposed mantle, upvc double glazed windows to rear garden, half panelled walls.

#### UNDERSTAIRS STORAGE ROOM

With slate tiled floor and upvc double glazed window.

#### TILED UTILITY/ CLOAKROOM

- Off the kitchen with low flush wc, corner wash hand basin, plumbing for automatic washing machine, pine panelled ceiling, laminate flooring, 2 x feature port hole windows, upvc double glazed window, upvc double glazed door to rear garden.

A staircase from the entrance hall leads to:-

## FIRST FLOOR LANDING



Double glazed window, picture rails, radiator, walk in storage room with shelving and feature upvc double glazed window, port hole window.

## BEDROOM 1 16'0" x 12'7" (4.90m x 3.84m)



Decorative fire surround, picture rails, 2 x upvc double glazed windows to front, radiator.

## BEDROOM 2 14'9" x 12'6" (4.51m x 3.82m)



Exposed and polished floorboards, picture rails, decorative fire surround and tiled hearth, display mantle, radiator, upvc double glazed windows to rear, views to the lower slopes of The Orme.

**BEDROOM 3 11'9" x 10'3" (3.60m x 3.13m)**



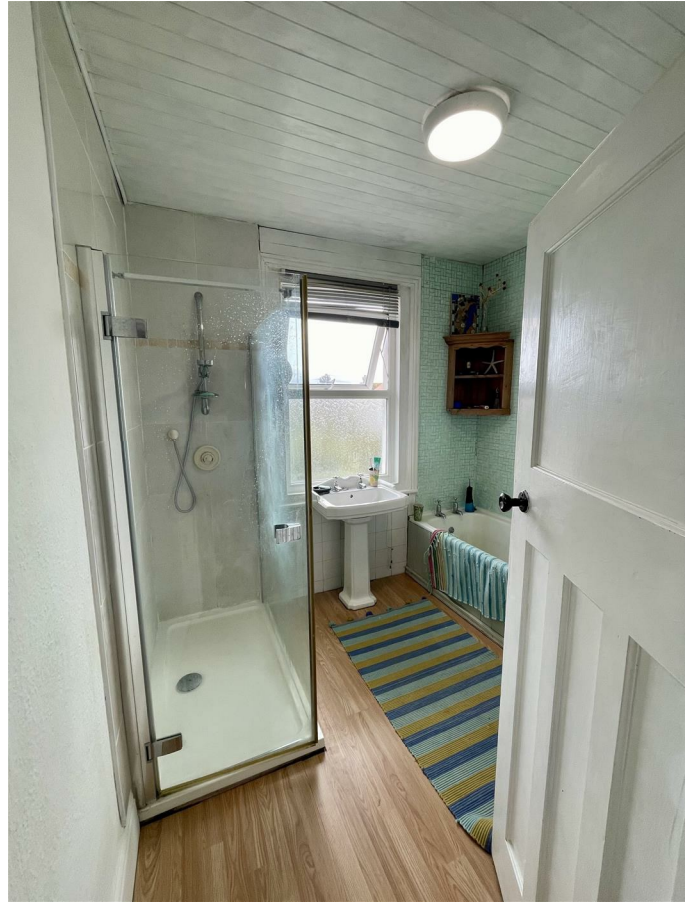
Picture rails, decorative fire surround, upvc double glazed windows with views to the lower slopes of The Orme, radiator, 2 x upvc double glazed windows.

**BEDROOM 4 10'11" x 9'9" (3.33m x 2.99m)**



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

**3 PIECE BATHROOM**



Comprises large shower stall, pedestal basin, decorative wall tiling, laminate flooring, airing cupboard, upvc double glazed window, radiator.

### SEPARATE LOW FLUSH WC



Fully tiled, feature upvc double glazed porthole window.

### OUTSIDE



### FRONT GARDEN

With lawn, flower beds, mature shrubs and trees, double width paved driveway with decorative chippings provides off street parking for several cars.



### GOOD SIZED REAR GARDEN



With shaped lawns, raised beds with decorative chippings, shrubs and trees, mature shrubs, paving, seating areas, rockeries and trees, timber garden log store.



#### LOG STORE



#### TENURE

The property is held on a LEASEHOLD Tenure on a 999 year lease from 25th December 1924 with a ground rent of £10 per annum.

#### COUNCIL TAX BAND

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



**Ground Floor**

Approx. 83.2 sq. metres (895.9 sq. feet)



**First Floor**

Approx. 82.8 sq. metres (890.8 sq. feet)

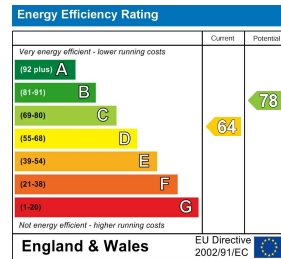


Total area: approx. 166.0 sq. metres (1786.8 sq. feet)

**Area Map**



**Energy Efficiency Graph**



**Directions**

From our Llandudno office proceed North of Mostyn Street, at the roundabout with the Millennium Clock turn left onto Gloddaeth Street, follow the road down towards the West Shore, at the mini roundabout head back towards Llandudno, take the first turning on the left to Carroll Place and the property is in front of you. Ref A444 Rev 26/04/2024

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.

