

**Bryan Davies
+ Associates**

4 MOSTYN STREET
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AUCTIONEERS
●
ESTATE AGENTS

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£169,900

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www.bdahomesales.co.uk

THIS SURPRISINGLY SPACIOUS TWO BEDROOM END TERRACE HOME situated on a popular road, on the level, close to local shops and the West Shore Promenade as well as the North Wales Golf Links and Maesdu Golf Club. Llandudno Town Centre is approximately ½ a mile away. The accommodation briefly comprises:- hall; lounge with bay window; separate dining room with patio doors to the rear courtyard; kitchen with range of base, wall and drawer units, built-in oven, hob and cooker hood; first floor landing; large principal bedroom; 2nd bedroom and 3-piece bathroom and overbath shower. The property features gas fired central heating, upvc double glazed windows. Outside - small front garden area, rear courtyard.

The Accommodation Comprises:-

Upvc Double Glazed FRONT DOOR to:-

HALL

Slate tiled floor, double radiator.

LOUNGE 13'1" x 11'1" (4.00m x 3.39m)

Into upvc double glazed bay window, laminate floor, double radiator, wood burning stove.

DINING ROOM 13'0" x 12'0" (3.97m x 3.66m)



Fire surround, slate floor, radiator, understairs cupboard, upvc double glazed double opening door to the rear garden.

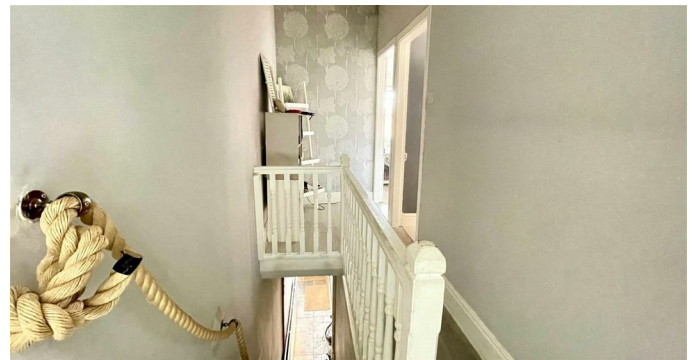


KITCHEN 8'1" x 7'11" (2.48m x 2.43m)



Range of base, wall and drawer units with round edge worktops, stainless steel sink, built-in oven, 4 ring gas hob and cooker hood over, built-in fridge and freezer, plumbing for a washing machine and dishwasher, upvc double glazed windows, wall tiling.

FIRST FLOOR LANDING



Laminate flooring, access to roof space.

L-SHAPED BEDROOM 1 14'7" x 14'2" maximum (4.45m x 4.34m maximum)



Upvc double glazed windows, double radiator, laminate flooring.



Staircase to:-

BEDROOM 2 10'7" x 9'9" (3.24m x 2.98m)



Upvc double glazed window, radiator, laminate flooring.



3-PIECE BATHROOM



In White comprising shaped bath with shower mixer

tap, vanity wash hand basin, close coupled w.c, wall tiling, upvc double glazed window, ladder style towel warmer, cupboard housing gas fired central heating/hot water boiler.

SMALL FRONT GARDEN

REAR COURTYARD

With storage shed. Rear access gate to the service road.

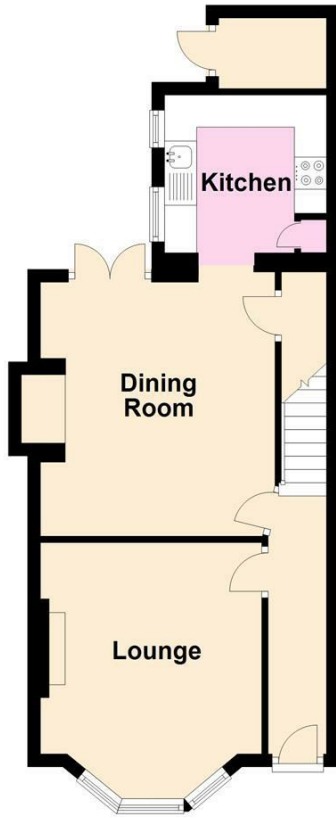
TENURE -
FREEHOLD

COUNCIL TAX BAND

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

Ground Floor

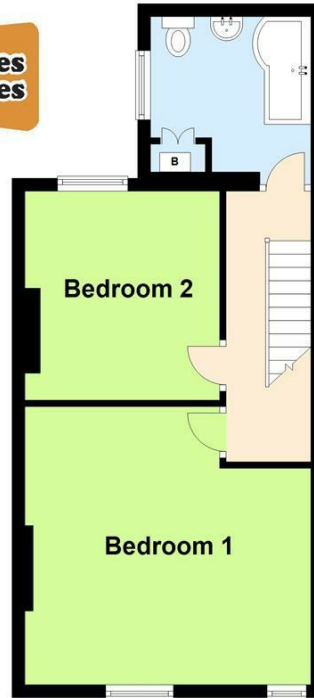
Approx. 43.4 sq. metres (467.6 sq. feet)



First Floor

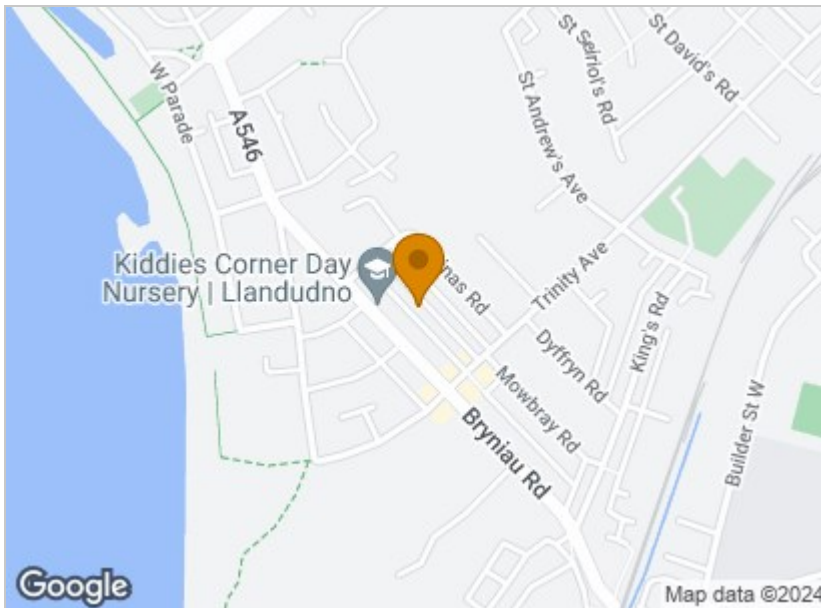
Approx. 41.1 sq. metres (442.6 sq. feet)

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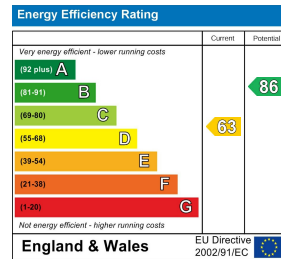


Total area: approx. 84.6 sq. metres (910.2 sq. feet)

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, take the 8th turning on the right into Winllan Avenue and the property is on the left hand side. REF: A466 17/05/24 REV 17/07/24

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.

