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Bryn Denol, 111 Victoria Drive, Llandudno Junction,  
Conwy, LL31 9BX



£325,000



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

A SURPRISINGLY SPACIOUS DETACHED 3 BEDROOM FAMILY HOME SITUATED AT THE END OF THE POPULAR VICTORIA DRIVE, CLOSE TO LLANDUDNO JUNCTION SHOPPING INCLUDING TESCO, ICELAND, ASDA AND LIDL SUPERMARKETS, THE MAINLINE RAILWAY STATION AND WITHIN EASY DRIVING DISTANCE OF LLANDUDNO. Accommodation comprises: Hallway, lounge, dining room, kitchen, sun room. 3 bedrooms and a bathroom. Gas central heating and double glazing. The property benefits from a private front garden and a good sized rear garden with lawn and seating area. Off road parking and a garage.

The Accommodation Comprises:-

#### CANOPIED ENTRANCE

Upvc Double Glazed Door FRONT DOOR to:-

#### HALL

Understairs storage cupboard, double cloaks cupboard with hanging rail and shelving, radiator.

LOUNGE 20'8" x 9'10"/150'11", maximum (6.30m x 3/46, maximum)



Stone effect fire surround and hearth with display mantle, inset gas coal effect fire, double and single radiator, upvc double glazed window to front, double opening doors to sun lounge, glazed door to:



DINING ROOM 11'9" x 9'10" (3.6m x 3.02m)

Radiator.

KITCHEN 10'0" x 8'0" (3.05m x 2.44m)



Fitted range of cream fronted base, wall and drawer units with round edged wood effect worktops, inset 1½ bowl sink unit and mixer tap, integrated electric oven and microwave and 4 ring ceramic hob with stainless steel cooker hood over, decorative wall tiling and wood effect flooring, upvc double glazed window to rear.



SUN ROOM 11'1" x 8'11" (3.40m x 2.74m)



Tiled floor, glazed window, upvc double glazed sliding patio doors to rear garden, radiator.

#### INNER HALL

With upvc double glazed side aspect door.

#### 2 PIECE CLOAKROOM



#### UTILITY ROOM



Fitted base and wall cream units and wood effect round edged work tops, plumbing for washing machine and space for drier and fridge freezer, wood effect flooring, upvc double glazed window.

With wall tiling, laminate effect flooring, vanity wash hand basin and mixer tap, towel rail, display shelf, upvc double glazed window.

A staircase from the entrance hall leads to:

#### FIRST FLOOR LANDING

Loft access via slingsby style ladder to boarded loft space, upvc double glazed window, radiator.

### BEDROOM 1 14'2" x 9'10" (4.34m x 3.02m)

Upvc double glazed window to rear, radiator.

### BEDROOM 2 10'10" x 10'1" (3.32m x 3.08m)

Cupboard housing washing machine, gas fired 'Worcester' combination central heating and hot water boiler, upvc double glazed window to rear, radiator.

### BEDROOM 3 10'0" x 6'9" (3.06m x 2.06m)

Upvc double glazed window to front, radiator.

### 3 PIECE BATHROOM



In peach comprising panel bath with 'Redring' shower over and side screen, vanity wash hand basin and display shelving, close coupled wc, mirror, shaver point, wall tiling, extractor, upvc double glazed window, radiator.

### OUTSIDE



Front garden with mature hedging, shrubs, trees, lawns and flower beds, paved pathway to front.

### REAR GARDEN



Good width rear garden with mature shrubs, trees, flower beds, lawn, timber garden shed and seating areas.



### TENURE

Tenure Is FREEHOLD.

### COUNCIL TAX

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



### Ground Floor

Approx. 85.2 sq. metres (917.3 sq. feet)



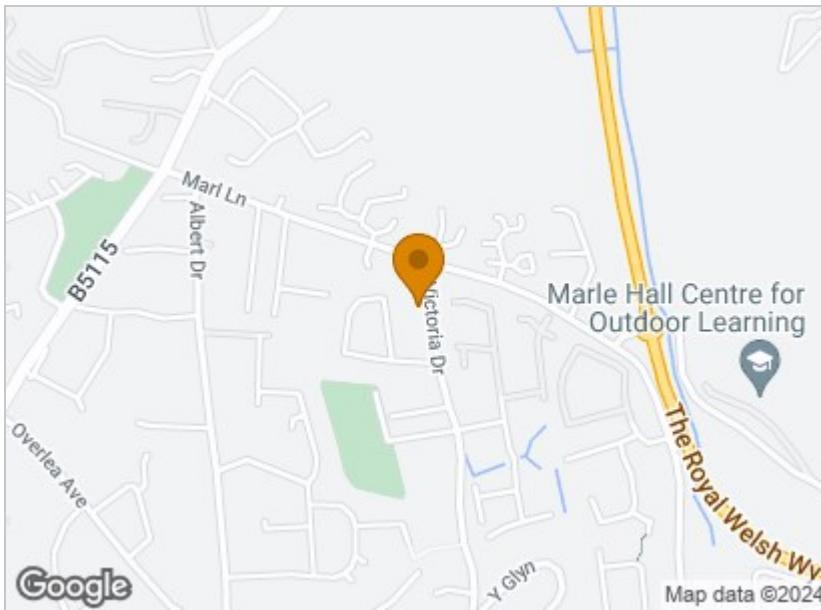
### First Floor

Approx. 46.6 sq. metres (502.0 sq. feet)

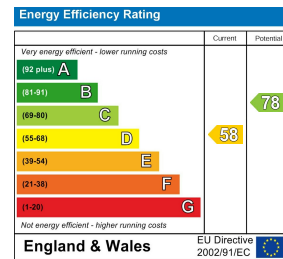


Total area: approx. 131.9 sq. metres (1419.3 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From Llandudno Junction Railway Station proceed towards Conwy, through the mini roundabout and take the next turning right onto Victoria Drive, proceed for approximately 3/4s of a mile, the property can be found on the left hand side towards the end of Victoria Drive. Ref A474 06/06/24 REV 08/08/24

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.

