

**Bryan Davies  
+ Associates**

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●  
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24 Alexandra Road, Llandudno, Conwy, LL30 2DQ



No Onward Chain £175,000



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

THIS IS A GOOD SIZED THREE BEDROOM TERRACED HOME SITUATED ON THE LEVEL CLOSE TO THE LOCAL SHOP AND WITHIN EASY ACCESS OF WEST SHORE PROMENADE, BOTH MAESDU AND NORTH WALES GOLF COURSES AND LESS THAN A MILE TO LLANDUDNO TOWN CENTRE. The accommodation briefly comprises: entrance hall; lounge; separate dining room; extended kitchen/breakfast room with modern units; first floor landing; three bedrooms and a modern three piece shower room with a door leading to a small balcony. The property features gas fired central heating and upvc double glazed windows. Outside there is a small rear courtyard.

The accommodation comprises:-  
Glazed FRONT DOOR door leads to:

**ENTRANCE HALL**

**LOUNGE 14'2" x 10'8" (4.34m x 3.26m)**



Brick fireplace, double radiator, upvc double glazed window.

**DINING ROOM 14'9" x 13'11" (4.52m x 4.25m)**



Fireplace, cupboard, radiator, upvc double glazed window.

**KITCHEN/ BREAKFAST ROOM 15'0" x 7'3" plus 15'1" x 9'10" (4.58m x 2.22m plus 4.61m x 3.02m)**



Range of modern base, wall and drawer units with rolled edge worktops, gas oven, stainless steel 1½ bowl sink, plumbing for a washing machine, 'Potterton' gas fired combination boiler, double radiator.



A staircase from the entrance hall leads to the:

**FIRST FLOOR LANDING**

**MODERN 3 PIECE SHOWER ROOM**



Modern three piece suite in white comprising shower stall, pedestal wash hand basin, w.c., wall tiling, radiator.

Upvc double glazed door from the shower room leads to:

## BALCONY



## OUTSIDE

### SMALL REAR COURTYARD

### COUNCIL TAX

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

### TENURE

The property is held on a Freehold Tenure.

## BEDROOM 1 13'7" x 9'1" (4.15m x 2.77m)



Radiator, upvc double glazed window.

## BEDROOM 2 12'2" x 7'10" (3.73m x 2.39m)



Radiator, upvc double glazed window.

## BEDROOM 3 8'11" x 6'6" (2.74m x 1.99m)



Radiator, upvc double glazed window.

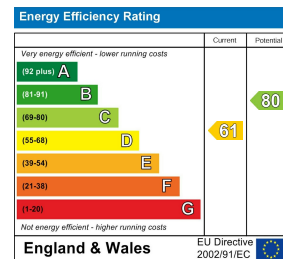


TOTAL FLOOR AREA: 1227 sq ft (114.0 sq m) approx.  
 Measurements shown have been made to ensure the accuracy of the finished completed home. Measurements of client, window, cornice and any other items are approximate and are intended to guide the buyer's attention to the dimensions. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be made regarding its efficiency or use for any other purpose.  
 Made with: Mapbox (2022)

### Area Map



### Energy Efficiency Graph



### Directions

From our Llandudno office proceed north up Mostyn Street, first left into Trinity Square, through the traffic lights onto Trinity Avenue heading down towards West Shore, take the 6th turning on your left onto Mowbray Road, at the end of the road turn left onto Alexandra Road and the property is on your right hand side after 30 yards. Ref A489 14/06/24 Rev 22/07/24

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.

