

**Bryan Davies
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AUCTIONEERS
●
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Blue Ridge, 24 Vicarage Avenue, Llandudno, Conwy, LL30 1PS



No Onward Chain £350,000



www.bdahomesales.co.uk

THIS THREE/FOUR BEDROOM DETACHED HOUSE WAS BUILT BY MASTER BUILDER FRANK TYLDESLEY, RETAINING ORIGINAL FEATURES. SITUATED IN AN ELEVATED POSITION WITH VIEWS FROM THE REAR FIRST FLOOR TO THE GREAT ORME AND SEA. WITHIN A MILE OF LLANDUDNO TOWN CENTRE. IN NEED OF SOME MODERNISATION.

The accommodation which has been extended with further scope for extension (subject to planning permission) briefly comprises:- porch; hall; lounge with arch to dining area; separate sitting room/ground floor bedroom; kitchen; utility room; ground floor four piece shower room including bidet; first floor landing; three good sized bedrooms; two piece bathroom and separate w.c. The property features oil fired central heating and white aluminium framed double glazed windows. Outside - gardens to the front and rear; brick paved driveway leads to a single car garage.

AS WE ARE UNABLE TO TEST THE SERVICES AT THE PROPERTY WE CANNOT COMMENT ON THE WORKING STATUS OF THE HEATING AND ANY APPLIANCE.

The accommodation comprises:

Aluminium frame double glazed front door to:

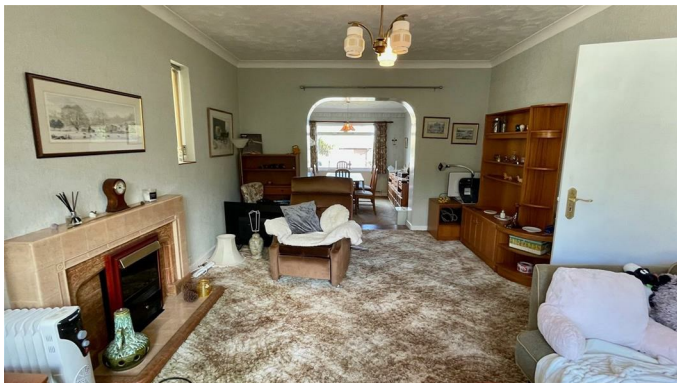
PORCH

Inner front door to:

HALL

Understairs cupboard, double radiator.

LOUNGE/DINING ROOM



LOUNGE 17'11" x 12'5" (5.48m x 3.79m)



Original fire surround, double radiator.

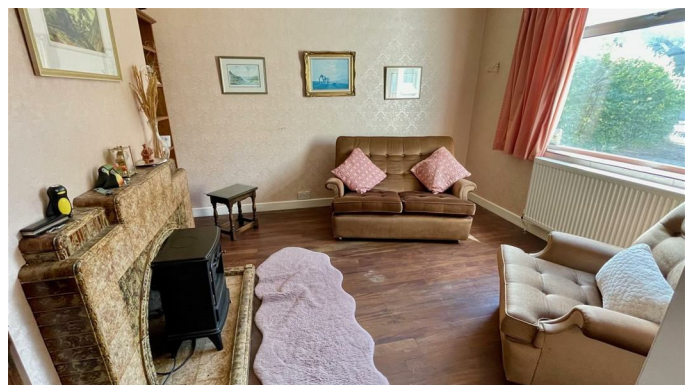
Archway and step down to:

DINING AREA 11'1" x 10'7" (3.40m x 3.25m)



Double radiator.

SITTING ROOM/GROUND FLOOR BEDROOM 12'5" x 11'10" (3.80m x 3.63m)



Original fire surround, double radiator.

KITCHEN 11'7" x 8'3" (3.54m x 2.53m)



Base, wall and drawer units with worktops incorporating stainless steel 1½ bowl sink, built in oven and four ring electric hob, floor standing 'Worcester' gas fired boiler, double radiator, walk in pantry cupboard, pull out breakfast bar.

UTILITY ROOM

Plumbing for washing machine, space for dryer, freezer, etc.

REAR PORCH

Built in store, enclosed porch.

GROUND FLOOR 4 PIECE SHOWER ROOM



Comprising shower stall, wash hand basin, w.c., and bidet, radiator, heated towel warmer.

A staircase leads to:

FIRST FLOOR LANDING



Airing cupboard, skylight, access to loft.

BEDROOM 1 17'10" x 12'5" (5.46m x 3.80m)



Two double radiators, one upvc double glazed window, Great Orme and sea views.

VIEW FROM BEDROOM 1



BEDROOM 2 12'5" x 10'9" (3.80m x 3.28m)



Built in cupboard, radiator.

BEDROOM 3 8'7" x 8'5" plus 10'0" x 8'0" (2.63m x 2.57m plus 3.05m x 2.45m)



Built in wardrobes, radiator, upvc double glazed windows, Great Orme and sea views.

VIEW FROM BEDROOM 3



BATHROOM



Panel bath with shower over and side screen, pedestal wash hand basin in avocado, double radiator.

SEPARATE W.C.

OUTSIDE

FRONT GARDEN

With trees and shrubs.

BRICK PAVED DRIVEWAY

Leads to:

SINGLE CAR GARAGE

With inspection pit.

REAR GARDEN



With lawn and patio.



TENURE

The property is held on a FREEHOLD tenure.

COUNCIL TAX

COUNCIL TAX BAND Is 'G' obtained from www.conwy.gov.uk

Ground Floor

Approx. 91.9 sq. metres (989.4 sq. feet)



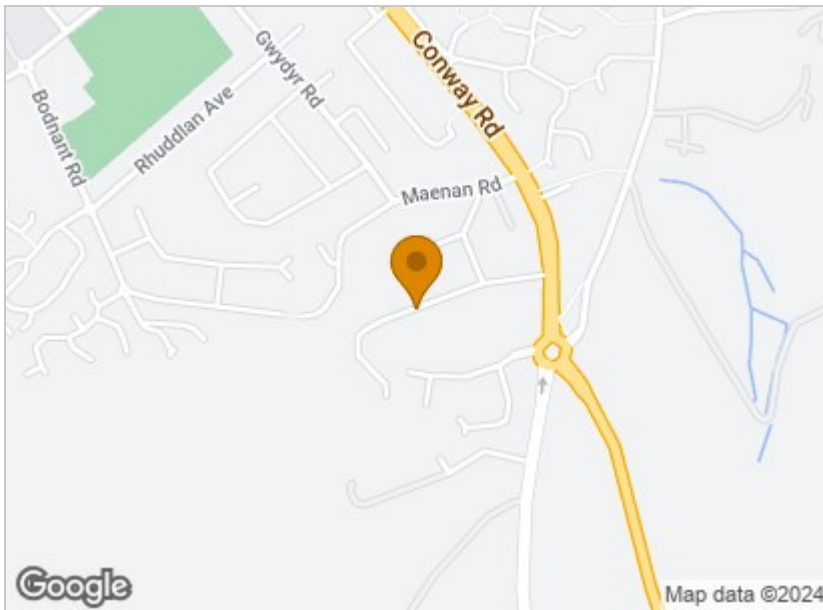
First Floor

Approx. 69.2 sq. metres (745.1 sq. feet)

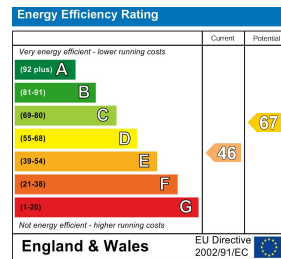


Total area: approx. 161.1 sq. metres (1734.5 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed around the Premier Inn keeping in the right hand lane around Parc Llandudno filing into the left hand lane to the roundabout by The Links Hotel, continue along the dual carriageway to the next roundabout, proceed back on the dual carriageway towards Llandudno, take the 1st turning on the left into Vicarage Avenue and the property can be viewed on the right hand side within 200 yards. A500 31/08/24

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.

