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£595,000

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AN OPPORTUNITY TO ACQUIRE THIS LARGE TWO STOREY VICTORIAN PERIOD DETACHED RESIDENCE WHICH IS FULL OF ORIGINAL FEATURES BUT IS NOW IN NEED OF RESTORATION. Situated within 100 yards of the West Shore Promenade within easy level walking distance of the local shop and less than a mile of Llandudno Town Centre. The accommodation briefly comprises: porch; reception hall; 2 piece cloakroom;; lounge; large separate dining room; family room; kitchen; prep room and utility room; ground floor bedroom with en-suite 2 piece washroom; a mahogany turned staircase from the reception hall leads to a ¾ landing with bathroom and separate wc; first floor; bedroom 2 with en-suite shower room; bedroom 3; bedroom 4 with en-suite shower room; bedroom 6 with en-suite bathroom, bedroom 7 with en-suite shower room and a large store room (suitable for another bedroom). Room 9 with en suite shower room. The Property features gas fired central heating. Outside gardens to the front and rear with driveway for off road parking leads to a large garage.

THIS PROPERTY IS FULL OF CHARACTER BUT IS IN NEED OF RESTORATION

The Accommodation Comprises:-

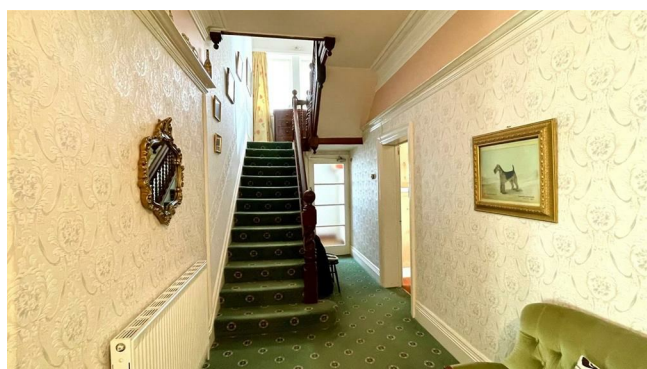
Double opening glazed FRONT DOOR

With coloured leaded glass side panels into:-

ENTRANCE PORCH

Decorative floor tiles, dado rail, double opening glazed doors into:-

ENTRANCE HALL



Coving, plate rack, 2 double radiators, under stairs cupboard with electric meter.

BAR AREA/CLOAKS AREA AND 2-PIECE WASHROOM

LOUNGE 19'2" x 12'11" (5.85m x 3.95m)



Into bay window with coloured leaded lights, 5 wall lights points, fire surround with marble effect back and hearth, coving, picture rails, double and single radiator. Views to the lower slopes of the Great Orme.

DINING ROOM 21'10" x 13'10" (6.66m x 4.22m)



Plus bay window with coloured leaded lights, red brick fireplace, 5 wall light points, coving, picture rails, double and single radiator. Views to the lower slopes of the Great Orme.

FAMILY ROOM 19'5" x 12'5" (5.93m x 3.79m)

Hearth with gas coal effect fire and display shelving, 2 built-in double cupboards and further cupboard with shelving, double radiator.

KITCHEN 12'3" x 8'10" (3.75m x 2.71m)



Double drainer sink and base, wall, drawer and corner display units, 6 ring gas range, wall tiling, wood effect flooring, steps up to:-

PREPARATION ROOM

Base units with shelving above, wall tiling, wood effect flooring, connecting door to hall, serving hatch.

UTILITY ROOM 8'7" x 8'0" (2.64m x 2.46m)

Base unit with round edge worktop, cupboard housing gas fired central heating boiler, one and a half bowl sink unit with mixer taps, plumbing for an automatic washing machine, standing space for fridge/freezer, wood effect flooring, upvc double glazed window, door to:-

LEAN TO

With wash hand basin.

EN-SUITE LOW FLUSH W.C

Walk-in brick built storage shed with light.

GROUND FLOOR BEDROOM 1 13'0" x 12'7" (3.97m x 3.85m)



Into bay window, coving, picture rail, wall light point.

EN-SUITE 2-PIECE WASHROOM

Pedestal wash hand basin, low flush w.c.

A Mahogany staircase from the Reception Hall leads to:-

LANDING



4-PIECE BATHROOM



Comprising bath with 'Briston' shower over, side screen, pedestal wash hand basin, low flush w.c, picture rails, Lino flooring.

SEPARATE CLOSE COUPLED W.C

FIRST FLOOR LANDING

N.B. THE BEDROOMS ARE NUMBERED ON THE DOORS.

BEDROOM 2 9'8" x 9'8" (2.96m x 2.96m)



Decorative fireplace, coving, radiator.

EN-SUITE 3-PIECE SHOWER ROOM

Tiled shower stall with 'Mira' electric shower, pedestal wash hand basin, close coupled w.c, extractor.

BEDROOM 3 12'6" x 9'4" (3.82m x 2.85m)



Pedestal wash hand basin, mirror, shaver light, coving, radiator.

BEDROOM 4 13'6" x 13'3" (4.12m x 4.06m)



Coving, radiator.



EN SUITE 3-PIECE SHOWER ROOM

Tiled shower stall, electric shower, pedestal wash hand basin, low flush w.c, extractor.

BEDROOM 6



With hallway leading to:-

BEDROOM AREA 14'0" x 10'9" maximum (4.28m x 3.28m maximum)

Coloured leaded glass window, views to the Great Orme, radiator.

EN-SUITE 3-PIECE BATHROOM

Wall tiling, shaver light, upvc double glazed window, radiator, limited sea and mountain views.

BEDROOM 7 14'3" x 9'6" average (4.35m x 2.92m average)



Coloured lead lights, radiator, view to the Great Orme.

EN SUITE 3-PIECE SHOWER ROOM

Wall tiling, shaver light, 'Xpelair' fan.

BEDROOM 8/STOREROOM 14'2" x 7'6" (4.32m x 2.31m)

Coloured leaded lights, leaded windows

BEDROOM 9 11'0" x 10'11" (3.37m x 3.33m)



Plus bay, coloured leaded lights and leaded light window.

EN SUITE 3-PIECE SHOWER ROOM

Shaver light, wall tiling, 'Xpelair' fan.

OUTSIDE



shrubs, trees, patio area, block paved area to the rear of the garage.



TENURE

The property is held on a FREEHOLD tenure.

COUNCIL TAX

Is 'G' as obtained from www.conwy.gov.uk

FRONT GARDEN

Lawned with flowerbeds and shrubs. Driveway provides off street parking leads to:-

DETACHED GARAGE 29'5" x 13'6" (8.99m x 4.14m)



With double opening doors to front and double opening doors to the rear. PREVIOUSLY HAD PLANNING CONSENT DEMOLITION AND BUILD 3 BEDROOM HOME

REAR GARDEN



Lawns with well stocked , raised flowerbeds and

Ground Floor
Approx. 184.9 sq. metres (1989.8 sq. feet)



First Floor
Approx. 152.4 sq. metres (1639.9 sq. feet)

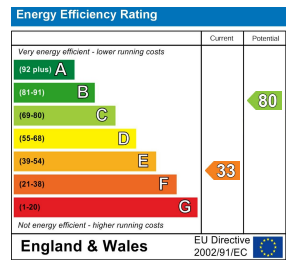


Total area: approx. 337.2 sq. metres (3629.7 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed north up Mostyn Street at the mini roundabout with the clock turn left into Gloddaeth Street, follow the road down towards the West Shore, at the mini roundabout take the third exit into Great Ormes road first left into Abbey Road and the property is on the left hand side within 30 yards. Ref A493 02/08/24

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.

