

**Bryan Davies  
+ Associates**

4 MOSTYN STREET  
LLANDUDNO  
LL30 2PS  
(01492) 875125

AUCTIONEERS  
●  
ESTATE AGENTS

email: [llandudno@bdahomesales.co.uk](mailto:llandudno@bdahomesales.co.uk)

12 Ronald Avenue, Llandudno Junction, Conwy,  
LL31 9HA



No Onward Chain £165,000



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

THIS IS A SPACIOUS FOUR BEDROOM SEMI DETACHED FAMILY SIZED HOUSE WHICH IS IN NEED OF MODERNISATION and is situated close to Llandudno junction shops including Tesco, Iceland, Lidl, Asda Supermarket and the Mainline railway Station. The accommodation briefly comprises:- front door to hall; through lounge/dining room; good sized kitchen; rear porch; first floor landing; 4 bedrooms and a 3-piece shower room. The property features double glazed windows as specified. Outside - small front courtyard, brick paved rear garden with storage sheds, outside w.c, and boiler room. A shared driveway at the rear provides access to a parking bay (suitable for a small car).

THE SELLER ADVISES THAT THE BOILER IS NOT WORKING AND WILL NEED TO BE REPLACED

The Accommodation Comprises:-

COVERED ENTRANCE PORCH

Glazed FRONT DOOR to:-

HALL

Wood effect laminate flooring, radiator.

DOUBLE ASPECT LOUNGE/DINING ROOM 24'5" x 12'6"  
(7.46m x 3.82m)



Into bay window. Stone fire surround with display shelving and side display shelf, wooden mantle, tiled hearth, gas coal effect fire, built-in double cupboards with hot water tank, t.v and telephone point, coving, 2 double radiators, upvc double glazed bay window.



KITCHEN 17'10" x 7'6" (5.46m x 2.29m)



With fitted range of Beech effect fronted base, wall and drawer units with round edge worktops, inset single drainer sink unit and mixer tap, plumbing for a washing machine, space for cooker, wall tiling, sliding door to storage cupboard, wood effect flooring, upvc double glazed windows, 2 radiators, glazed door to:-



Single glazed REAR PORCH

With access door to rear courtyard.

An enclosed staircase from the Entrance Hall leads to:-

FIRST FLOOR LANDING

With access to roof space.

BEDROOM 3 9'8" x 8'3" (2.96m x 2.52m)



Built-in double wardrobe with top cupboards, upvc double glazed window, radiator.

### 3 PIECE WET ROOM



Tiled with shower area and 'Mira Advance' electric shower, pedestal wash hand basin, close coupled w.c, ladder style towel rail, extractor, plastic cladding to ceiling, non slip flooring in Grey, upvc double glazed window.

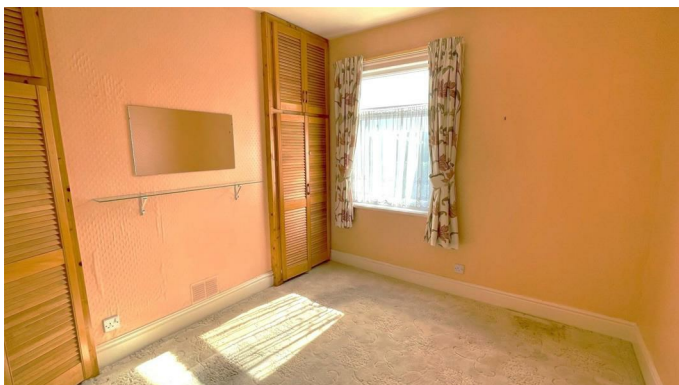
### TOP LANDING

#### BEDROOM 1 11'6" x 9'10" (3.51m x 3.01m)



(To front) - upvc double glazed window, radiator.

#### BEDROOM 2 10'7" x 9'4" (3.23m x 2.87m)



(To the rear) - 2 built-in double wardrobes with louvre doors and top cupboards, upvc double glazed window, radiator.

#### BEDROOM 4 9'2" x 5'4" (2.81m x 1.63m)



(To the front). Upvc double glazed window, double radiator.

### OUTSIDE

#### Small walled FRONT GARDEN

#### REAR GARDEN



With courtyard, block paved seating area, side gated access. Brick built tool store.

#### SEPARATE OUTSIDE W.C.

#### BLOCK PAVED AREA



With double gates provides off road parking for a small car.

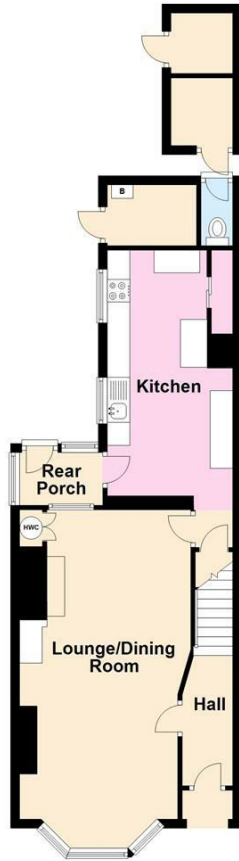
#### TENURE - FREEHOLD

#### COUNCIL TAX BAND

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

### Ground Floor

Approx. 60.2 sq. metres (648.5 sq. feet)



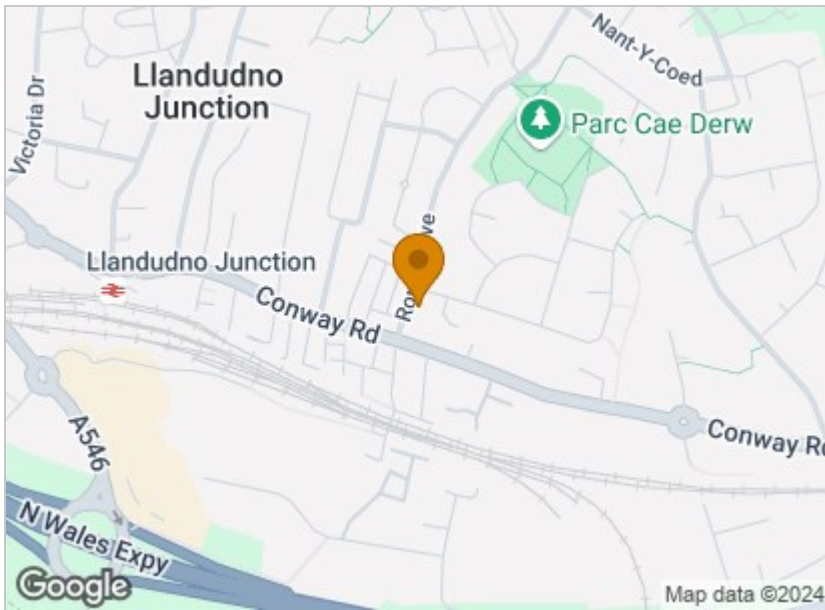
### First Floor

Approx. 48.5 sq. metres (521.7 sq. feet)

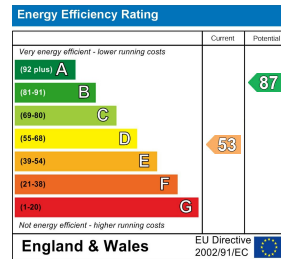


Total area: approx. 108.7 sq. metres (1170.2 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From the Mainline Railway Station in Llandudno Junction proceed towards Glan Conwy, take the 6th turning on the left into Ronald Avenue and the property is on the right hand side within 60 yards.  
REF: A526 01/08/24 Rev 15/10/24

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: [llandudno@bdahomesales.co.uk](mailto: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.

