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## Sunhaven St. Andrews Avenue, Llandudno, Conwy, LL30 2YS



£465,000

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

THIS IS A SUBSTANTIAL DETACHED FAMILY HOME SITUATED OVERLOOKING THE OVAL CRICKET GROUND AND WITHIN EASY LEVEL WALKING DISTANCE OF LLANDUDNO TOWN CENTRE. The accommodation briefly comprises: reception/dining hall; lounge with bay window and 'Minster' fireplace; separate sitting room; kitchen/breakfast room with range of fitted units and integrated appliances; rear porch; separate utility/two piece cloakroom. First floor landing; four good sized bedrooms two of which access a balcony; three piece wet room and four piece bathroom including separate shower stall. The property features gas fired central heating and double glazed windows as specified, new roof and tarmacadam driveway. Outside easily maintained gardens to front with driveway for off road parking; easily maintained rear garden with brick paved patio and shrubs, trees, outhouse/ small office/ storeroom and separate garden tool store.

LARGE ATTIC ROOMS AND SHOWER ROOM WITH FURTHER POTENTIAL

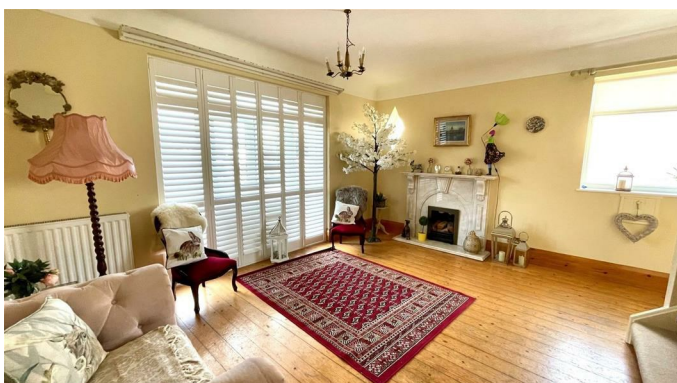
The accommodation comprises:-

Side aspect upvc double GLAZED DOOR to:

DINING RECEPTION HALL 17'2" x 16'6" (5.25m x 5.03m)



Maximum including staircase. Stripped and polished floorboards, marble fire surround with hearth, double radiator, feature diamond leaded windows, double opening door to the front, under stairs storage cupboard with electric meter.



LOUNGE 18'4" x 15'1" (5.6m x 4.61m)



- Into upvc double glazed bay window, 'Minster' open fireplace with hearth, two wall light points, plate display racks, window seating to bay with open views over 'The Oval' cricket ground, double radiator.

SITTING ROOM 46'10" x 34'5" (14.3m x 10.5m )



Marble inset fire surround and hearth, display shelf with inset gas 'coal effect' fire, laminate flooring, upvc double glazed window, two double radiators.

KITCHEN/ BREAKFAST ROOM (including pantry) 17'3" x 14'8" (5.28m x 4.48m)



Fitted range of grey fronted base, wall and drawer units, glass front display shelving, round edge worktops with inset 1½ bowl sink and mixer tap, integrated appliances including 'Neff' dishwasher, 'Neff' double electric oven, five ring gas hob with cooker hood over, integrated 'Neff' microwave, space for fridge/freezer, panelled ceiling with spotlights, wall and floor tiling, double aspect upvc double glazed windows.



#### WALK-IN PANTRY

Shelving, floor tiling and upvc double glazed windows, double radiator, double aspect upvc double glazed windows to kitchen/ breakfast room and upvc double glazed door to:

#### REAR PORCH

Tiled floor with 'Worcester' combi central heating boiler, upvc double glazed door to the rear garden.

#### UTILITY/ TWO PIECE CLOAKROOM



Pedestal wash hand basin with tiled splashback, close coupled WC, plumbing for an automatic washing machine and space for a dryer, floor tiling, upvc double glazed window, radiator.

A feature staircase with display shelving leads from the dining reception hall to:

#### FIRST FLOOR LANDING

Upvc double glazed windows, two radiators, large linen cupboard with slatted shelving.

#### PRINCIPAL BEDROOM 16'0" x 12'7" (4.89m x 3.86m)



- Into upvc double glazed window, plus full length fitted wardrobes with hanging rails, shelving and top cupboards. Upvc double glazed door to:

#### BALCONY 16'9" x 5'2" (5.12m x 1.59m)



Open views to The Great Orme and mountain range, laminate flooring.

#### VIEW FROM BALCONY



### BEDROOM 2 14'7" x 9'11" (4.45m x 3.04m)



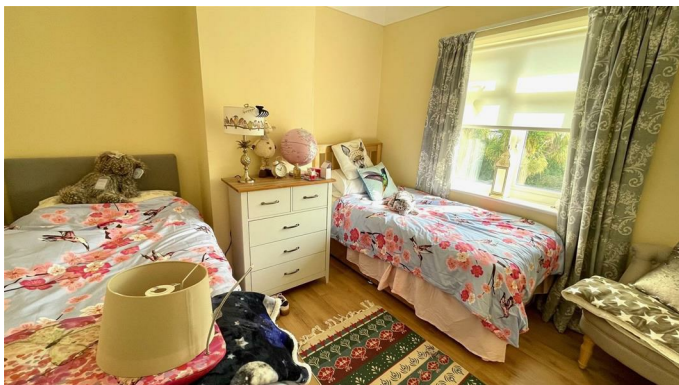
Plus three fitted double wardrobes with hanging rails, shelving and display lighting, upvc double glazed windows and upvc double glazed door to the balcony, feature diamond leaded windows, open views, double radiator, laminate flooring, views.

### BEDROOM 3



Pedestal wash hand basin and shaver light, upvc double glazed window, double radiator, laminate flooring.

### BEDROOM 4



Upvc double glazed window, radiator.

### FOUR PIECE BATHROOM



White suite comprising: Jacuzzi bath with mixer tap and shower attachment, corner shower with seating and multi function jets, vanity wash hand basin with display shelving and lighting, close coupled WC, recessed downlighters to ceiling, wall mounted ladder style towel rail, upvc double glazed window, extractor.

### SEPARATE THREE PIECE TILED WETROOM

Close coupled WC, wash hand basin, drench shower head, recessed downlighters to ceiling, upvc double glazed window.

### ATTIC SPACE

An enclosed staircase from the first floor landing leads to:

### ROOM 1 18'6" x 15'9" (5.65m x 4.82m)



Double aspect 'Velux' skylight windows with views, double eaves storage cupboards, two double radiators.

ROOM 2 12'9" x 8'3" (3.90m x 2.53m )



Upvc double glazed window with open views, radiator, sloping ceiling.

### THREE PIECE SHOWER ROOM



Corner shower stall with electric 'Mira' shower, pedestal wash hand basin and low flush WC, 'Velux' double glazed skylight window, radiator, eaves storage cupboard.

### OUTSIDE

#### FRONT GARDEN

Tarmacadam driveway for off road parking for up to 4 cars dependant on size, raised flower beds and shrubs.

#### REAR GARDEN



Large block paved patio, raised flower beds, palm trees, decorative chippings.



### OUTSIDE STORE ROOM/ SMALL OFFICE

Power and light, upvc double glazed windows

### SEPARATE GARDEN TOOL STORE

### COUNCIL TAX

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

### TENURE

The property is held on a FREEHOLD tenure.

**Ground Floor**  
Approx. 96.9 sq. metres (1054.7 sq. feet)



**First Floor**  
Approx. 88.6 sq. metres (953.4 sq. feet)



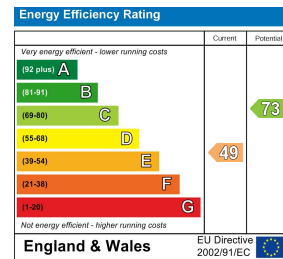
**Attic Space**  
Approx. 45.1 sq. metres (485.1 sq. feet)



**Area Map**



**Energy Efficiency Graph**



**Directions**

From our Llandudno office proceed north up Mostyn Street and turn left (HSBC bank on corner) onto Lloyd Street heading for The Oval. At the end of the road facing The Oval continue round to your left and Sun Haven can be found on your left hand side within 50 yards. REF A532 8/8/24

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.

