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No Onward Chain £349,950

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THIS SPACIOUS THREE STOREY SEMI DETACHED FAMILY SIZED HOME is situated on the level, within easy walking distance to local shops and the West Shore Promenade, approximately a mile of Llandudno Town Centre. The accommodation briefly comprises:- reception hall; open plan lounge/dining room; separate sitting room; newly fitted kitchen with built-in oven, hob, cooker hood and dishwasher; first floor landing 4 bedrooms; 3-piece bathroom with overbath shower; separate w.c; second floor landing; 1 further bedroom/hobbies room, study and a 3-piece shower room. The property features gas fired central heating from a modern combination boiler and upvc double glazed windows; Outside - easily maintained gardens to the front and rear and drive for off road parking at the rear if required.

INTERNAL INSPECTION OF THIS PROPERTY IS HIGHLY RECOMMENDED TO APPRECIATE THE SIZE AND LOCATION OF THIS PROPERTY.

The Accommodation Comprises:-

**SIDE ASPECT UPVC DOUBLE GLAZED DOOR**

And sidelights to:-

**PORCH**

Quarry tiled floor, inner glazed door and sidelights to:-

**RECEPTION HALL**

Wood flooring, coving, picture rails, understairs storage area, radiator.

**LOUNGE/DINING ROOM**



**LOUNGE AREA 13'8" x 12'2" (4.18m x 3.71m)**



With fire surround, picture rails, coving, upvc double glazed window to front, double radiator, opening to:-

**DINING AREA 16'9" x 11'8" (5.13m x 3.57m)**



Into upvc double glazed bay window, fire surround, picture rails, coving, double radiator.

**SITTING ROOM 11'4" x 10'1" (3.46m x 3.09m)**



Wood flooring, built-in cupboard and drawers, telephone point, upvc double glazed windows, close coupled w.c.

**KITCHEN 11'11" x 11'2" (3.65m x 3.41m)**



Re-fitted Grey fronted base, wall and drawer units with speckled worktops, inset 1½ bowl sink unit and mixer taps, integrated 'Beko' electric oven and 4 ring ceramic hob with cooker canopy over, plumbing for a washing machine, space for fridge/freezer, wall and floor tiling, upvc double glazed windows and upvc double glazed door to rear garden, recessed downlighters to ceiling, double radiator.

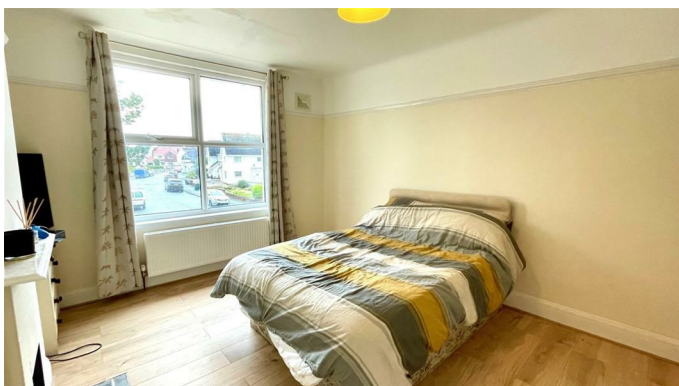


A staircase from the Entrance Hall leads to:-

**FIRST FLOOR LANDING**

Picture rails, wood flooring, radiator.

**BEDROOM 1 13'8" x 11'8" (4.17m x 3.58m)**



Wood flooring, decorative fire surround, picture rails, upvc double glazed window to front, limited views, double radiator

**BEDROOM 2 13'8" x 12'1" (4.17m x 3.70m)**



Wood flooring, upvc double glazed window to front, limited views, picture rails, double radiator.

**BEDROOM 3 10'0" x 8'3" (3.06m x 2.53m )**



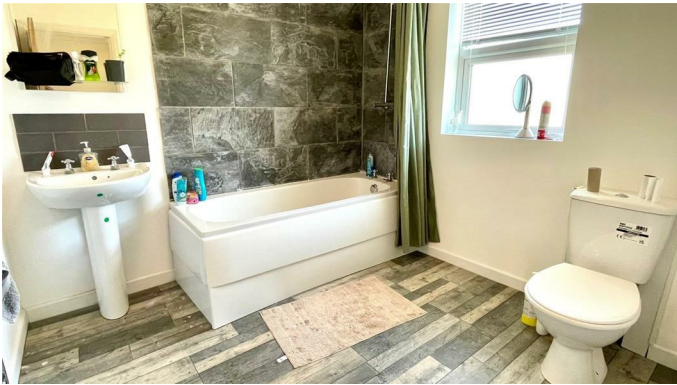
Wood flooring, cupboard housing wall mounted 'Ideal Logic' combination central heating and hot water boiler, side aspect upvc double glazed window, double radiator.

**BEDROOM 4 11'9" x 11'4" (3.60m x 3.46m)**



Wood flooring, picture rails, upvc double glazed window to rear, double radiator.

### 3-PIECE BATHROOM



White suite comprising panel bath with Drench shower over, pedestal wash hand basin and tiled splashback, close coupled wc, ladder style towel rail, upvc double glazed window.

#### SEPARATE LOW FLUSH W.C,

Wood flooring, wall tiling, dado rail, upvc double glazed window.

### SECOND FLOOR LANDING

DOUBLE ASPECT BEDROOM 5 12'9" x 12'4" (3.89m x 3.76m)



Wood flooring, upvc double glazed window to the front with views across to Conwy mountain range, limited sea view, double radiator.



### HOBBIES ROOM 12'1" x 11'6" (3.70m x 3.51m)



Wood flooring, side aspect upvc double glazed window, double radiator.



### STUDY 10'7" x 9'8" (3.23m x 2.95m)



Wood flooring, upvc double glazed window to front, limited mountain range and sea views, double radiator.

### MODERN 3 PIECE SHOWER ROOM



In White, wall panelling to the shower, ladder style towel warmer, 'Velux' double glazed skylight window.

### OUTSIDE

#### FRONT GARDEN



With raised bed, decorative chippings provide off road parking.

#### REAR GARDEN

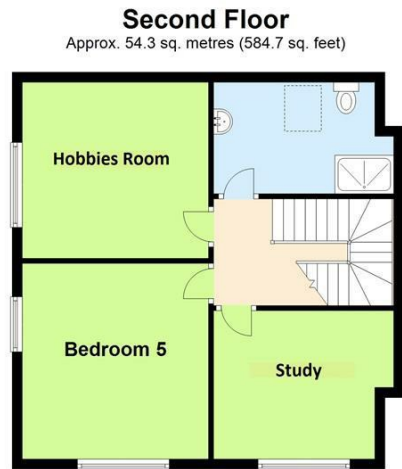
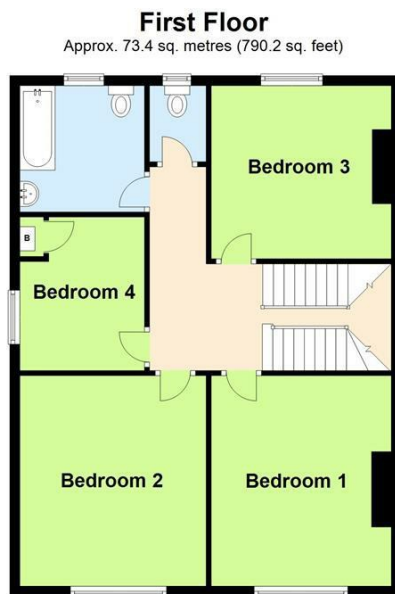
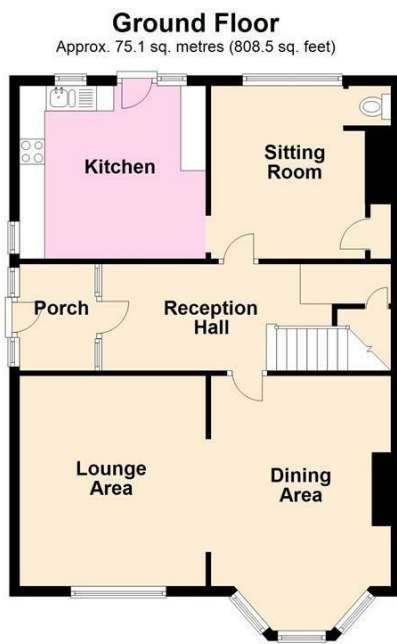


With paved area, raised beds with shrubs, trees, double opening gates to the rear, 2 tool stores.

### TENURE - FREEHOLD

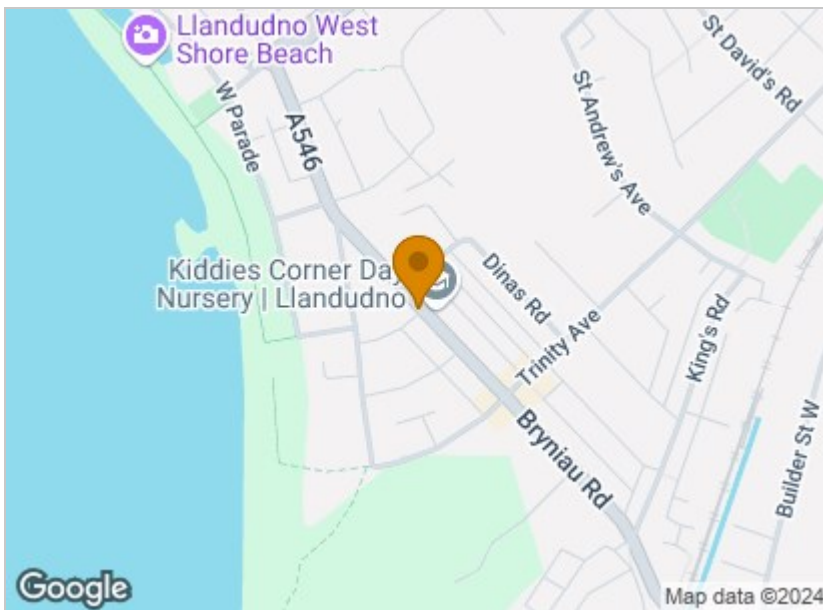
### COUNCIL TAX BAND

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

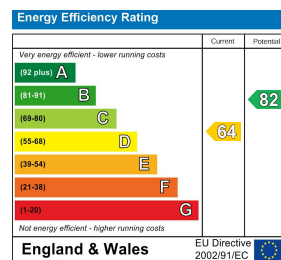


Total area: approx. 202.8 sq. metres (2183.3 sq. feet)

#### Area Map



#### Energy Efficiency Graph



#### Directions

From our Llandudno Office proceed north along Mostyn Street, turn first left into Trinity Square through the traffic lights onto Trinity Avenue at the top of the road by the bollards turn right onto Bryniau Road and the property is on the right hand side within 250 yards. REF: A539 15/08/24 REV 14/11/24

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.

