

**Bryan Davies
+ Associates**

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**AUCTIONEERS
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No Onward Chain £339,950

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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.

THE PROPERTY HAS BEEN REFURBISHED TO INCLUDE ELECTRIC UPGRADE, NEW RADIATORS, NEW BATHROOMS AND KITCHEN, NEW CARPETS AND FLOOR COVERINGS.

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.

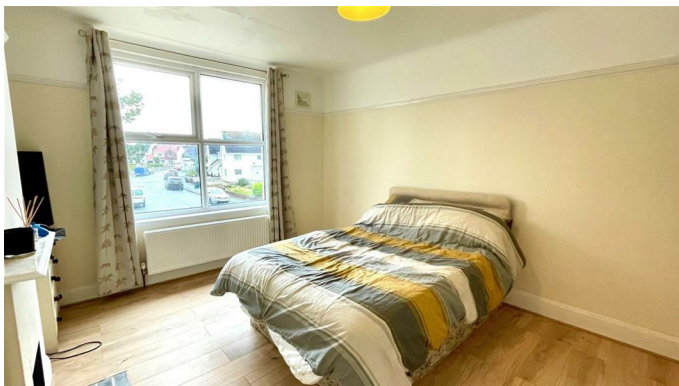


A staircase from the Entrance Hall leads to:-

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)



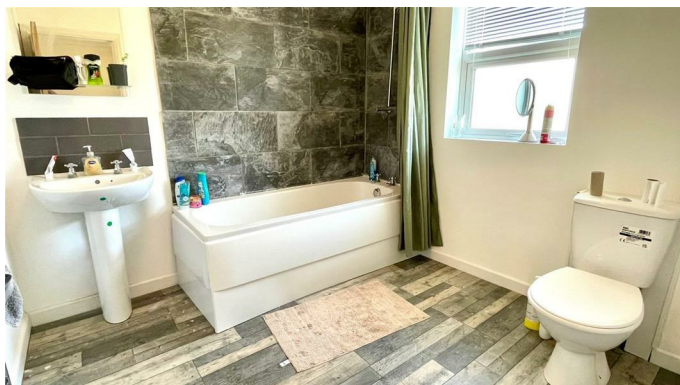
Wood flooring, cupboard housing wall mounted 'Ideal Logic' combination central heating and hot water boiler, side aspect upvc double glazed window, double radiator.

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

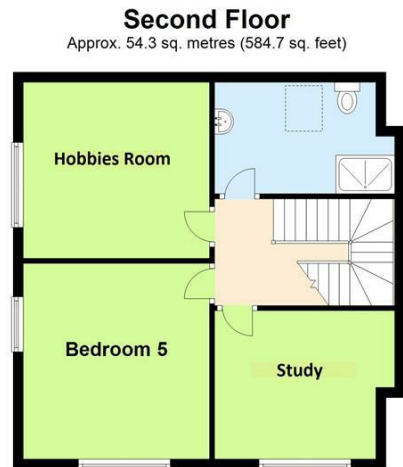
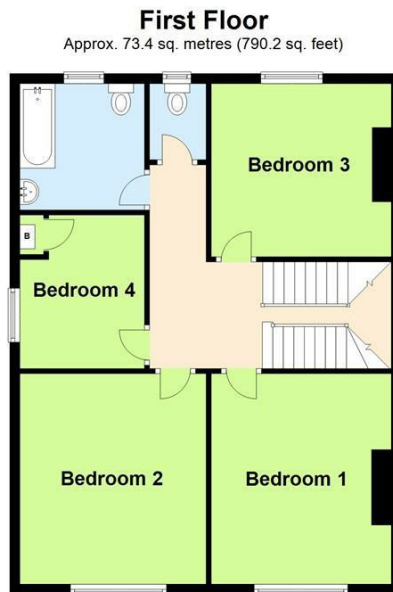
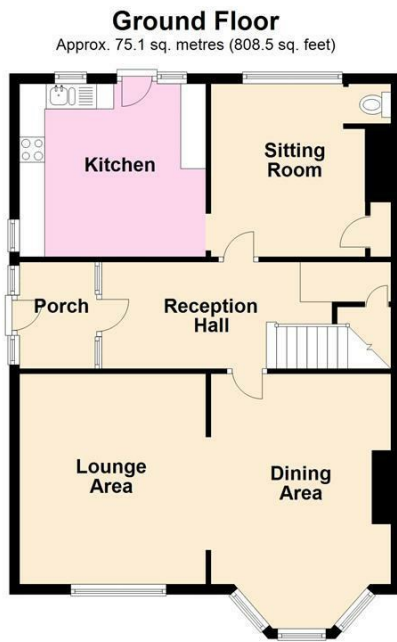


With paved area, raised beds with shrubs, trees, double opening gates to the rear, 2 tool stores.

TENURE - FREEHOLD

COUNCIL TAX BAND

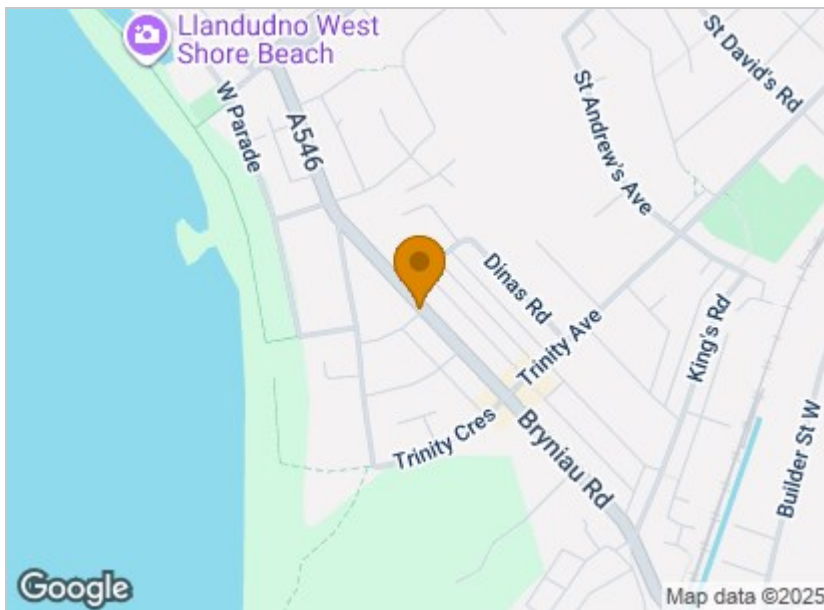
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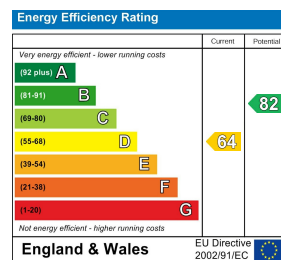
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Total area: approx. 202.8 sq. metres (2183.3 sq. feet)

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 01/07/25

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: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

