

**Bryan Davies
+ Associates**

**4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125**

**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

Prysor Llewelyn Avenue, Glan Conwy, LL28 5LU



£199,950

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www.bdahomesales.co.uk

A WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE SITUATED IN A CUL DE SAC WITH VIEWS FROM THE FRONT ELEVATION TOWARDS CONWY, THE ESTUARY AND DEGANWY (PARTICULARLY FROM THE FIRST FLOOR) AND WITHIN WALKING DISTANCE OF THE LOCAL SHOPS. Excellent links to the A55 expressway and approximately 2 miles from Conwy and 5 miles from Llandudno. The property briefly comprises: porch; hallway; W.C.; lounge; dining room; double aspect kitchen; 3 bedrooms; easy to maintain gardens and driveway with parking.

The accommodation briefly comprises:-

Double Opening Upvc Double Glazed FRONT DOORS
With coloured leaded lights to:-

PORCH

Tiled floor, inner glazed leaded coloured door to:

HALL



Radiator, telephone point.

2 PIECE CLOAKROOM



With upvc double glazed window and meter cupboard.

LOUNGE 12'5" x 11'1" (3.79m x 3.4m)



Into upvc double glazed bay window with leaded lights, marble fire surround and hearth with inset gas coal effect fire, radiator, telephone point, tv point, coving.

DINING ROOM 10'11" x 10'3" to chimney breast (3.33m x 3.14m to chimney breast)



Telephone point, upvc double glazed window to rear, radiator.

DOUBLE ASPECT KITCHEN 14'8" x 8'6" (4.48m x 2.60m)



Fitted range of white fronted base, wall and drawer units with rolled edge worktops, inset double drainer sink unit with mixer taps, inset 'New World' gas cooker, 4 ring gas hob and cooker hood over, plumbing for washing machine and dishwasher, space for fridge/freezer, wall and floor tiling, upvc double glazed windows and upvc double glazed door to rear garden.

A staircase from the entrance hall leads to:

FIRST FLOOR LANDING

Upvc double glazed window.

BEDROOM 1 11'4" x 10'11" (3.47m x 3.35m)



Upvc double glazed window with panoramic views, telephone point.

BEDROOM 2 10'11" x 9'1" plus (3.34m x 2.77m plus)



Full length built in wardrobes, dressing table and mirror with recessed lights, airing cupboard with hot water tank, upvc double glazed window to rear, radiator.

BEDROOM 3 7'3" x 6'5" (2.23m x 1.98m)



Upvc double glazed window to front, panoramic views, radiator.

TILED 3 PIECE SHOWER ROOM



Compact corner shower stall with 'Mira' electric shower, pedestal wash hand basin, close coupled W.C., extractor, access to roof space, upvc double glazed window, radiator.

OUTSIDE



FRONT GARDEN

Raised flower bed, driveway to front provides off street parking leads to:

DETACHED GARAGE

With double opening doors to front and light.

REAR GARDEN



With lawn pavings, block paved seating area.



COUNCIL TAX

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

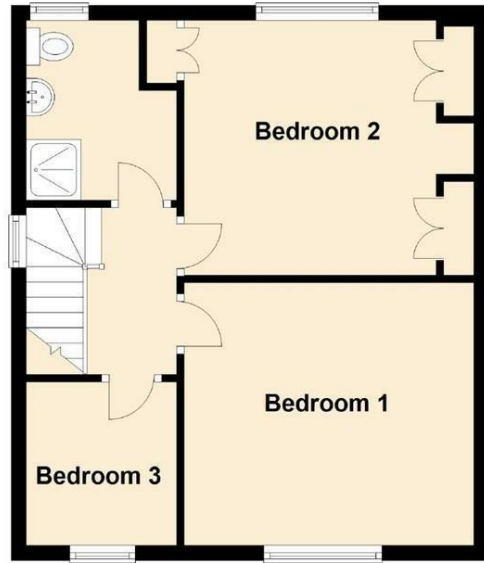
TENURE

The property is held on a 'FREEHOLD' Tenure.

Ground Floor

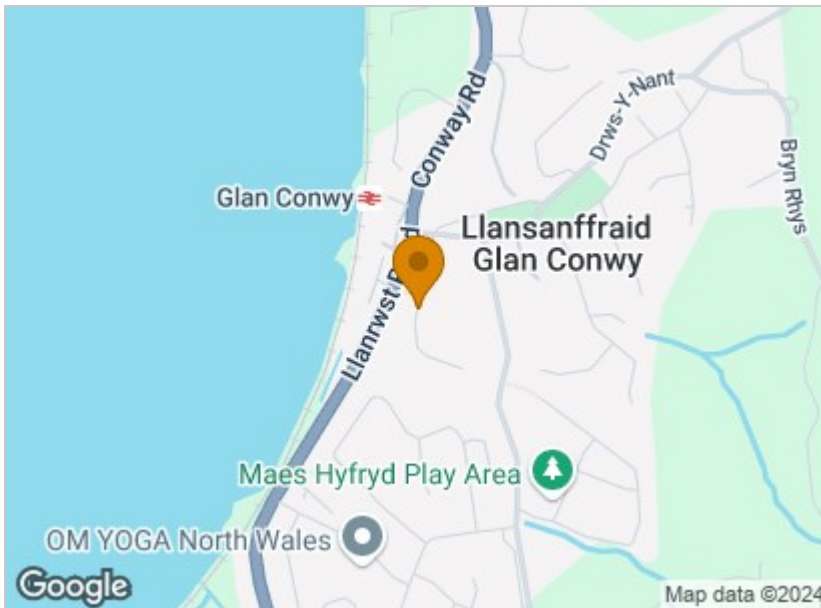


First Floor

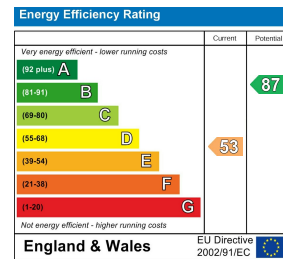


Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Directions

From Glan Conwy Corner, follow the signs for Glan Conwy, passing Snowdonia Nurseries on the right hand side proceed approximately 300 yards and turn left onto Chapel Street, first right onto Llewelyn Avenue and the property can be found on the left hand side halfway up the road. Ref A551 04/09/24

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.

