

**Bryan Davies
+ Associates**

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

**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

**Prysor, Llewelyn Avenue, Glan Conwy, Colwyn Bay,
LL28 5LU**



£199,950

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www.bdahomesales.co.uk

THIS IS A WELL PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME SITUATED IN A CUL DE SAC WITH VIEWS FROM THE FRONT ELEVATION TOWARDS CONWY ESTUARY AND DEGANWY, AND WITHIN WALKING DISTANCE OF THE LOCAL VILLAGE SHOP, 300 YARDS FROM SNOWDONIA NURSERIES AND EASY DRIVING DISTANCE TO THE A55 EAST AND WESTBOUND EXPRESSWAY.

The property briefly comprises: porch; hallway; two piece cloakroom; lounge with bay window; separate dining room; kitchen with range of base, wall and drawer units, gas hob and cooker hood; first floor landing; three bedrooms and three piece shower room. The property feature gas central heating and upvc double glazed windows. Outside - small front garden with parking area; rear garden and garage (not accessible for a car).

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:

HALLWAY



Radiator, telephone point.

2 PIECE CLOAKROOM



Wash hand basin, w.c., meter cupboard, upvc double glazed window.

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 coal effect gas fire, telephone point, tv point, coving, radiator.

VIEW FROM LOUNGE



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



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

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 hallway leads to:

FIRST FLOOR LANDING

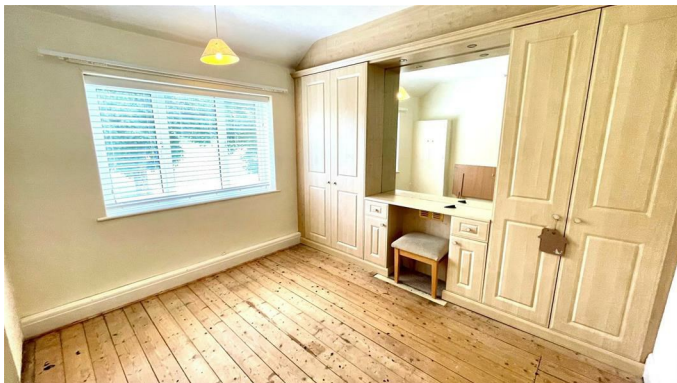
Upvc double glazed window.

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, radiator, upvc double glazed window to rear.

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



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

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, radiator, upvc double glazed window.

OUTSIDE

FRONT GARDEN

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

DETACHED GARAGE (not accessible for a car)

With double opening doors to front and light.

REAR GARDEN



With lawn, pavings, block paved seating area.



TENURE

The property is held on a 'FREEHOLD' Tenure.

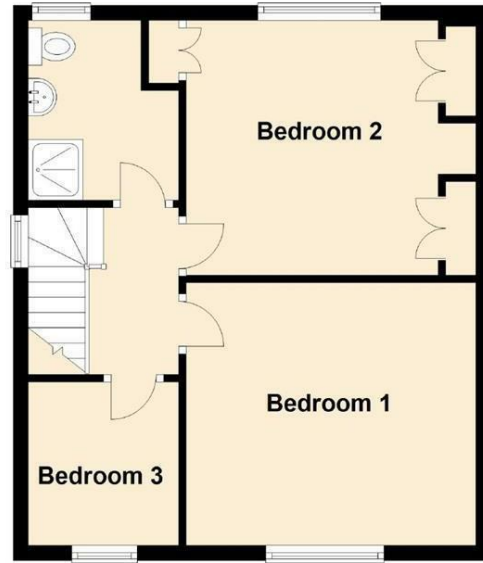
COUNCIL TAX

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

Ground Floor

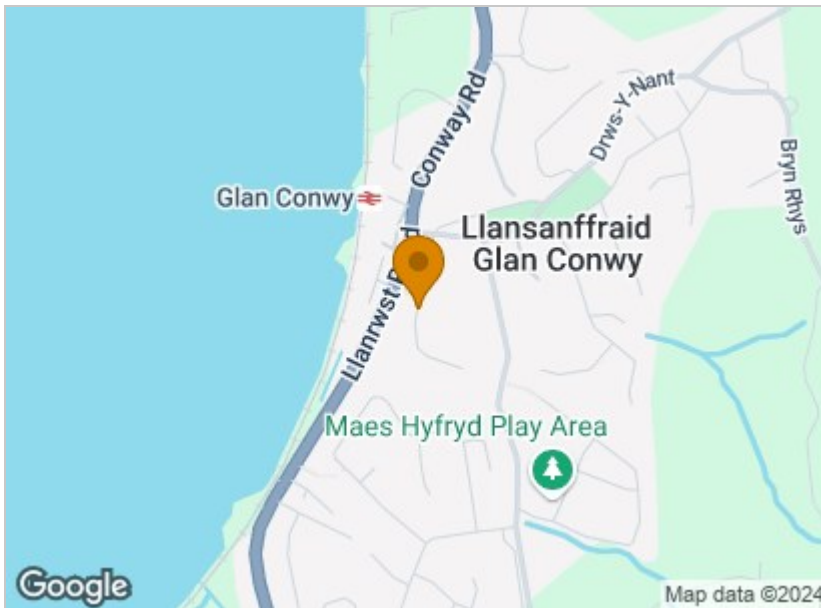


First Floor

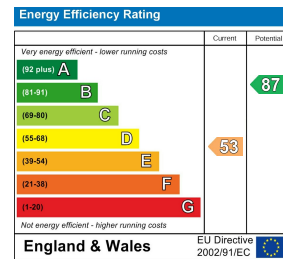


Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any 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 Rev 16/10/24

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.

