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+ Associates**

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No Onward Chain £289,950

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THIS IS A SUBSTANTIAL SEVEN BEDROOM DETACHED FAMILY SIZED HOME situated on a popular road, on the level within easy walking distance of all of Llandudno's amenities and the promenade.

The accommodation, which is on three levels briefly comprises:- front door to vestibule; reception hall; 2 piece cloakroom; lounge with bay window; separate dining room; morning room with an en-suite modern two piece shower room; kitchen (in need of updating), door leading to utility/store workshop. A staircase leads to first floor floor landing; four good sized bedrooms and a modern four piece bathroom including separate shower stall; second floor landing; three further good sized bedrooms. The property features gas fired central heating and upvc double glazed windows. Outside – SMALL easily maintained gardens to front and rear.

The accommodation comprises:

Upvc double glazed door into the:

#### VESTIBULE

Upvc double glazed windows, tiled floor, inner door to the:

#### RECEPTION HALL 15'11" x 11'3" (4.86m x 3.45m)



Telephone point, picture rail, deep coved ceiling, under stairs storage cupboard with shelving, feature coloured glass leaded windows, double radiator.

#### 2 PIECE CLOAKROOM

Wash hand basin, low flush w.c., tiled floor.

#### LOUNGE 17'5" x 12'2" (5.33m x 3.71m)



Upvc double glazed bay window, tiled fireplace with gas fire, telephone point, two wall light points, picture rail, deep coved ceiling, single and double radiator.

#### DINING ROOM 14'2" x 11'3" (4.32m x 3.45m)



Fire surround with marble effect back and hearth, tv point, picture rail, deep coved ceiling, double radiator, upvc double glazed window, double opening doors to the:

#### BREAKFAST ROOM 10'11" x 9'10" (3.33m x 3.00m)



Fire surround with marble effect back and hearth, picture rail, radiator.

### EN-SUITE 2 PIECE TILED SHOWER ROOM



With shower tray, wash hand basin and base units, radiator, tiled floor.

### KITCHEN 10'7" x 10'5" (3.24m x 3.18m)



Base, wall and drawer units with round edge worktops, inset 1½ bowl sink unit with mixer tap, integral electric oven and 4 ring gas hob and stainless steel cooker hood over, wall tiling, space for fridge/freezer, gas fired 'Baxi' central heating and hot water boiler, laminate floor, rear door to the:

### LEAN-TO/STORAGE/UTILITY AREA 14'4" x 10'9" (4.37m x 3.28m)

With door to front and rear, light, power and water connected.

A staircase from the Reception Hall leads to the:



### FIRST FLOOR LANDING

Picture rail, feature leaded coloured glass window.

### BEDROOM 1 14'4" x 12'2" (4.37m x 3.71m)



Upvc double glazed window, picture rail, deep coved ceiling, double radiator.

### BEDROOM 2 14'2" x 11'3" (4.32m x 3.44m)



Upvc double glazed window, picture rail, covered ceiling, double radiator.

### BEDROOM 3 12'2" x 11'8" (3.71m x 3.57m)



Upvc double glazed window, picture rail, covered ceiling, radiator.

### BEDROOM 4 11'3" x 9'1" (3.44m x 2.78m)

Upvc double glazed window, picture rail, covered ceiling, double radiator.

### MODERN 4 PIECE BATHROOM



Comprising bath, separate shower stall, pedestal wash hand basin and w.c., wall tiling, floor tiling, radiator, upvc double glazed window.

A staircase leads to the:

### SECOND FLOOR LANDING

Storage cupboard.

### BEDROOM 5 14'2" x 10'0" (4.34m x 3.05m)



Upvc double glazed window, radiator.

### BEDROOM 6 14'2" x 9'2" (4.33m x 2.81m)



Upvc double glazed window, radiator.

### BEDROOM 7 13'7" x 9'11" (4.16m x 3.04m)



Part sloped ceilings, radiator, upvc double glazed window.

### OUTSIDE

#### FRONT GARDEN

With paving and flower beds.

#### REAR COURTYARD

Paved seating area.

### TENURE

The property is held on a FREEHOLD tenure.

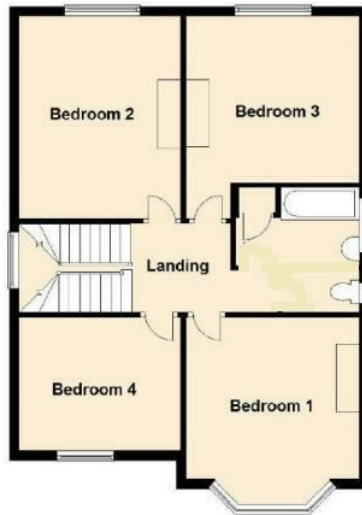
### COUNCIL TAX BAND

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

**Ground Floor**  
Approx. 99.0 sq. metres (1065.2 sq. feet)



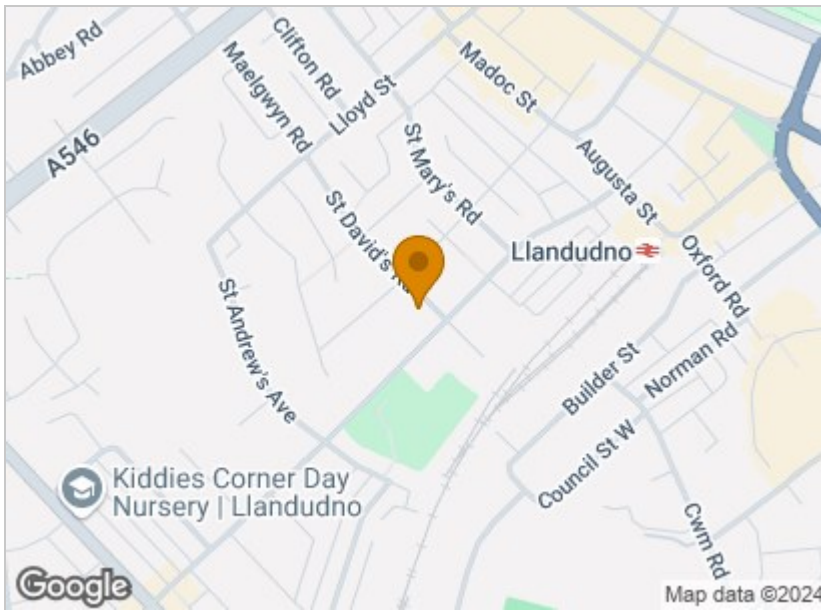
**First Floor**  
Approx. 68.0 sq. metres (732.4 sq. feet)



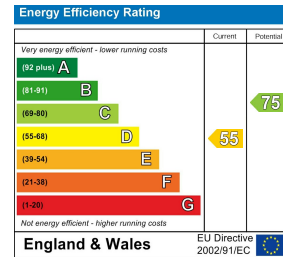
**Second Floor**  
Approx. 47.1 sq. metres (506.7 sq. feet)



**Area Map**



**Energy Efficiency Graph**



**Directions**

From our Llandudno office, proceed north at Mostyn Street, turn left onto Trinity Square, through the traffic lights onto Trinity Avenue, take the 4th turning on the right into St Davids Road and the property can be viewed on the right hand side within 40 yards.  
A454 02/05/24 Rev 05/09/24

We will be pleased to arrange a viewing of this Home

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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.

