

**Bryan Davies
+ Associates**

4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125

AUCTIONEERS
●
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

22 Lon Bedw, Llandudno Junction, Conwy, LL31 9FE



No Onward Chain £229,950

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www.bdahomesales.co.uk

THIS IS A BEAUTIFULLY PRESENTED MID TERRACED THREE BEDROOM FAMILY SIZED HOME built (c2013) by the well known builders MacBrydes. situated in a small cul de sac of five properties and within ¼'s of a mile of Llandudno Junction shopping including Iceland, Asda Supermarket, Lidl, Tesco and the Mainline Railway Station. Easy access to the link road leading to Llandudno and the A55 Expressway. The accommodation briefly comprises:- hall; 2piece cloakroom; open plan lounge/dining/kitchen; first floor landing; 2 double sized bedrooms and a 4-piece bathroom including separate shower; second floor master suite with an en-suite 3-piece shower room. The property features gas fired central heating upvc double glazed windows , solar panels providing supplementary hot water heating. Outside - easily maintained garden to the rear with patio and astro turf, allocated parking to the front and three visitors spaces for use of the five properties. The property is held on Leasehold Tenure over a 999 year term from the 01 January 2008. Annual Ground Rent of £200.00. Service Charge for the upkeep of communal areas is approximately £140.00.

The Accommodation Comprises:-

Composite Double glazed FRONT DOOR

HALL

With radiator, coved ceiling.

2-PIECE CLOAKROOM



OPEN PLAN LOUNGE/DINING/KITCHEN 14'8" x 13'4" - maximum (4.49m x 4.08m - maximum)



Radiator, upvc double glazed French doors leading onto rear patio and garden; telephone point; t.v point; coving; under stairs storage cupboard; dining area with radiator, peninsular base unit sub-dividing from breakfast kitchen.

KITCHEN 12'3" x 6'8" (3.74m x 2.04m)



Fitted range base and wall units with complementary worktops, 1½ bowl sink, plumbing for dishwasher, 4 ring gas hob, concealed extractor fan above, split level oven and grill, larder unit with louvre door, integrated fridge freezer, radiator.



FIRST FLOOR LANDING

Radiator, store and laundry cupboard with plumbing for an automatic washing machine and space for dryer above.

BEDROOM 2 13'5" x 7'7" (4.09m x 2.32m)



Overlooking the rear garden, radiator.



BEDROOM 3 13'4" x 8'2" (4.08m x 2.50m)



Upvc double glazed window overlooking the front, radiator.



4-PIECE BATHROOM



Comprising shower enclosure with tiled surround and glazed door, wall tiling, low level. w.c, panel bath, wash hand basin, ½ tiled wall, floor tiling, extractor fan.



SECOND FLOOR LANDING

Walk-in airing cupboard with 'Ideal' wall mounted central heating boiler, large 'Glow Worm' water tank.



BEDROOM 1 16'4" x 13'4" maximum overall (4.99m x 4.08m maximum overall)



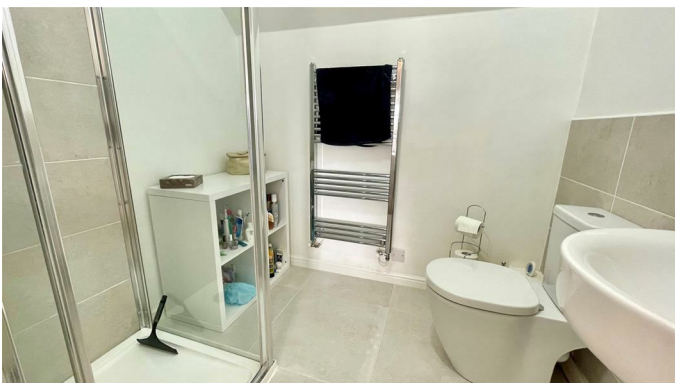
Including built-in wardrobe, window overlooking front enjoying open aspect and views, radiator, t.v point.



VIEW FROM BEDROOM 1



EN-SUITE SHOWER ROOM



Shower with glazed screen, wall tiling, low level w.c, wash basin, shaver point, tiled floor, extractor fan.

OUTSIDE

At the front of the property there is a parking space.

PLUS THREE VISITORS SPACES SHARED BETWEEN THE FIVE PROPERTIES

REAR GARDEN



Timber fencing to either side providing privacy, Astro turf garden area.

TENURE -

We understand the property is held on LEASEHOLD Tenure over a 999 year term from the 1st January 2008. Annual Ground Rent of £200.00.

COUNCIL TAX BAND

Is 'D' obtained from www.conwy.gov.uk

MAINTENANCE CHARGE

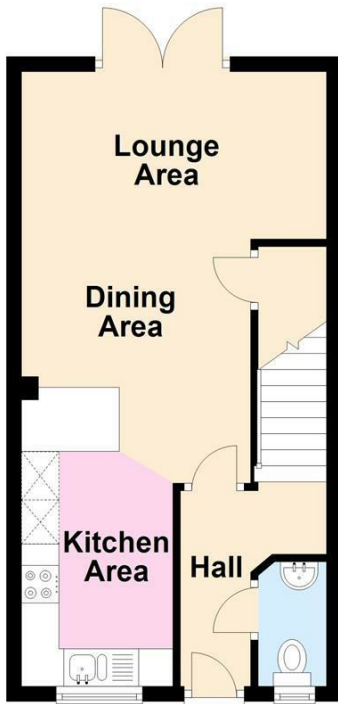
For the communal parts we understand is approximately £140.00 for 2024.

SERVICES

Mains water, electricity gas and drainage are connected to the property. The property has solar panels for water heating. Gas fired central heating

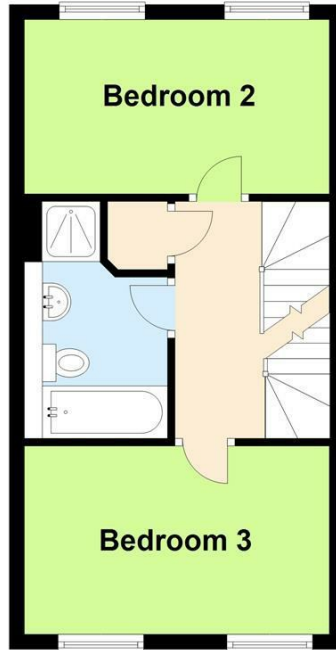
Ground Floor

Approx. 33.4 sq. metres (359.1 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.1 sq. feet)



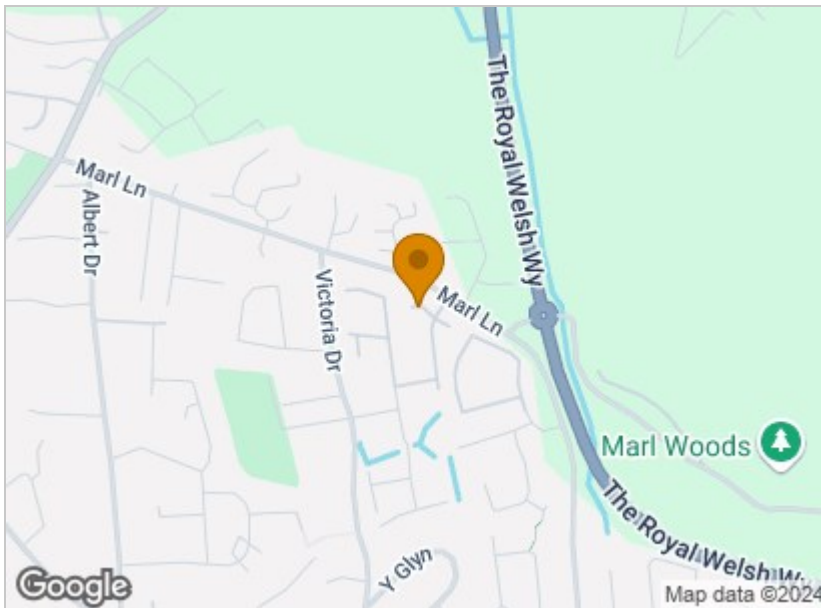
Second Floor

Approx. 25.4 sq. metres (273.5 sq. feet)

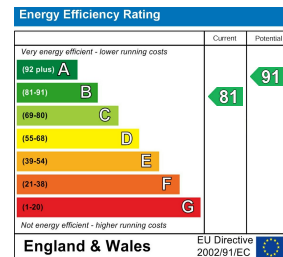


Total area: approx. 92.1 sq. metres (991.7 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From Llandudno Junction Railway Station turn left heading for Conwy, through the mini roundabout and next right onto Victoria Drive, follow the road almost to its end, turn right into Llys Onnen, next left, then first right follow the road along and to left and to the end and the property is in a small cul de sac. REF: A557 10/09/24

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.

