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## Vine House, 23 Church Walks, Llandudno, Conwy, LL30 2HG



£320,000

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[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)

THIS VERY PLEASANT FOUR BEDROOM FOUR STOREY VICTORIAN MID TERRACED HOME is situated on this popular road opposite the Great Orme Tramway. Within 500 yards of the Pier and promenade, close to Llandudno Town Centre with all its amenities. The accommodation briefly comprises:- hall; lounge; open plan kitchen/dining area; first floor landing; 2 bedrooms with en-suite facilities; second floor; 2 further bedrooms with en-suites; and views from the front to the Great Orme and the rear towards the Llandudno Bay and the Little Orme. On the lower ground floor there are 3 further rooms and a bathroom. Outside - there are gardens to the front and rear. The property features gas fired central heating and double glazing where specified.

THE PROPERTY IS IN A CONSERVATION AREA

#### The Accommodation Comprises:-

Solid wood front door to:-

#### ENTRANCE PORCH

Internal Upvc double glazed door to:-

#### HALL

Coved ceiling, radiator, staircase.

#### LOUNGE 17'9" x 12'4" (5.42m x 3.76m)

With decorative fire surround with marble back and hearth, coved ceiling, bay window, radiator, built-in pantry cupboard with shelving.

#### DINING AREA 17'9" x 12'4" (5.42m x 3.76m)



Decorative fire surround with marble back and hearth, inset electric fire, coved ceiling, storage cupboard/pantry, 2 single radiators, arch through to:-

#### TILED KITCHEN AREA 13'6" x 9'3" (4.12m x 2.82m)



Fitted base, wall and drawer units with round edge worktops, inset 2 1/2 bowl sink unit with mixer tap, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, double aspect upvc double glazed windows, cooker hood, 'Worcester' gas fired central heating boiler Installed March 2023).

#### HALF LANDING

Store cupboard.

#### FIRST FLOOR LANDING

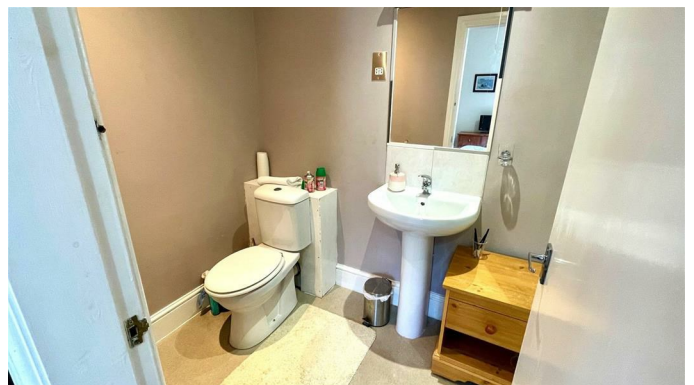
Store cupboard.

#### BEDROOM 1 (front) 15'7" x 9'8" (4.77m x 2.97m)



Radiator, views to the Great Orme.

#### MODERN EN-SUITE THREE PIECE SHOWER ROOM



Ladder style towel rail, shaver light and mirror, extractor fan.

**BEDROOM 2 14'9" x 10'2" (4.52m x 3.11m )**



Coved ceiling, radiator. Views over the town to The Little Orme.

**MODERN EN-SUITE THREE-PIECE SHOWER ROOM**



Ladder style heated towel rail, shaver point.

**SECOND FLOOR LANDING**

Walk-in linen storage cupboard, access to roof space.

**BEDROOM 3 16'1" x 11'10" (4.92m x 3.61m)**



Views to the lower slopes of the Great Orme. Radiator.

**EN-SUITE THREE-PIECE SHOWER ROOM**

Ladder style towel rail, shaver light and mirror, extractor fan.

**BEDROOM 4 14'11" x 10'11" (4.57m x 3.33m )**



2 upvc double glazed windows with views to Llandudno Bay, radiator.

**EN-SUITE THREE-PIECE SHOWER ROOM**



Heated towel rail, shaver light and mirror, extractor fan.

**GROUND FLOOR INNER HALLWAY**

With enclosed staircase to:-

**LOWER GROUND FLOOR**

**HALLWAY**

Upvc double glazed rear access door, wall mounted electric panel heater.

**ROOM 5 14'3" x 13'0" (4.36m x 3.97m)**



Double radiator, storage cupboard, upvc double glazed door.

ROOM 6 11'8" x 9'3" (3.56m x 2.84m)



Double aspect fitted double wardrobes and top cupboards, radiator, upvc double glazed windows.

OFFICE/WORKROOM 13'6" x 11'3" - maximum overall (4.12m x 3.44m - maximum overall)

Including built-in wardrobes.

TILED THREE-PIECE BATHROOM



Installed c2015, comprising panel bath with electric shower over, pedestal wash hand basin, low flush w.c, ladder style towel rail, built-in mirror fronted cupboard.

OUTSIDE

FRONT GARDEN

Seating area.

REAR GARDEN



With lawn and flowerbeds, seating area, timber garden shed, pedestrian access from the garden through to Water street.

TENURE - FREEHOLD

COUNCIL TAX BAND

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

VIEW FROM BEDROOM 3



VIEW FROM BEDROOM 4



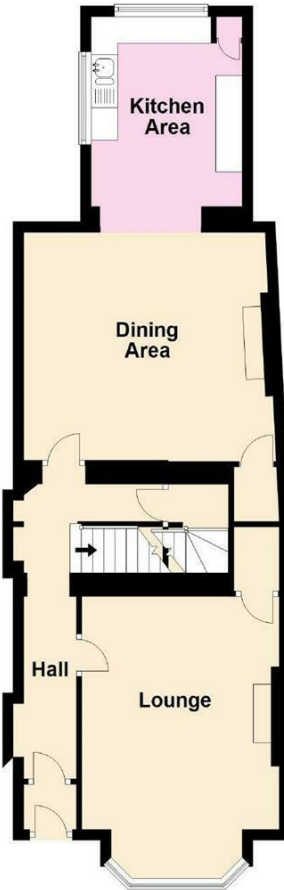
### Lower Ground Floor

Approx. 63.3 sq. metres (681.7 sq. feet)



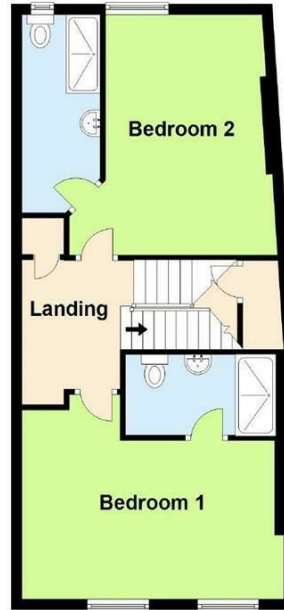
### Ground Floor

Approx. 66.2 sq. metres (712.2 sq. feet)



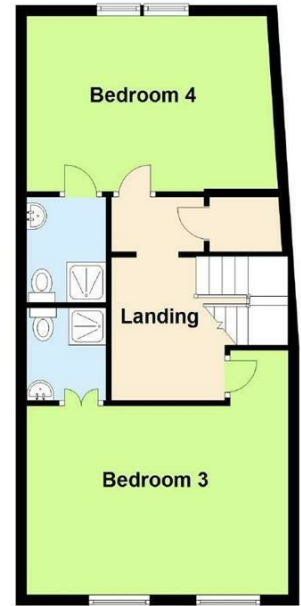
### First Floor

Approx. 52.9 sq. metres (569.1 sq. feet)

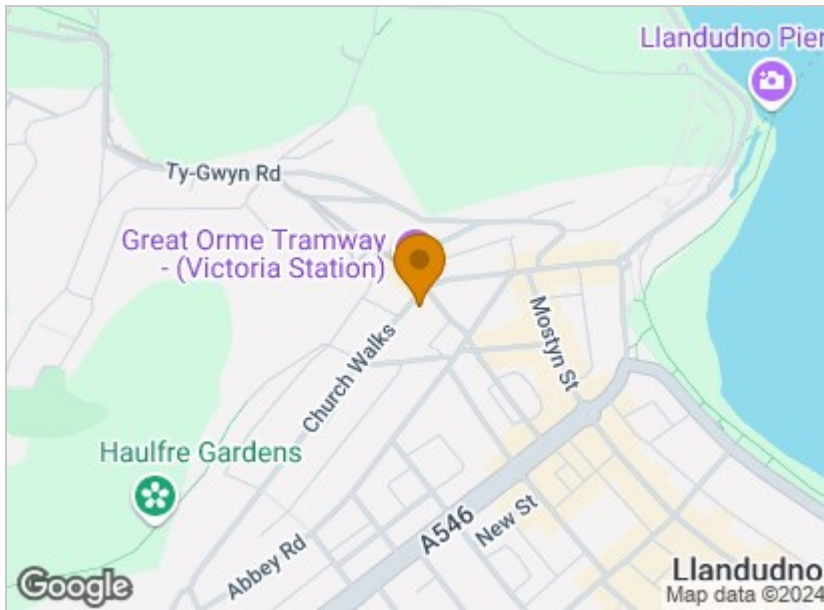


### Second Floor

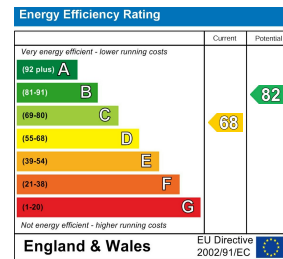
Approx. 52.4 sq. metres (563.9 sq. feet)



### Area Map



### Energy Efficiency Graph



### Directions

From our Llandudno Office proceed North along Mostyn Street through the roundabout with the Millenium Clock onto Upper Mostyn Street at the top of this road turn left onto Church Walks, follow the road for approximately 170 yards and the property is on your left hand side opposite the Great Orme Tram Station. REF: A434 13/04/24 REV 02/10/24

We will be pleased to arrange a viewing of this Home

01492 875125

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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.

