

**Bryan Davies
+ Associates**

4 MOSTYN STREET
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AUCTIONEERS
●
ESTATE AGENTS

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No Onward Chain £270,000

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www.bdahomesales.co.uk

THIS ATTRACTIVE THREE BEDROOM DETACHED FAMILY SIZED HOME is situated on a popular road, within easy level walking distance of The Oval Cricket Ground and approximately ½ a mile of Llandudno Town Centre and promenade. The accommodation briefly comprises:- porch; cloaks cupboard; reception hall; lounge with bay window; separate dining room; kitchen/breakfast room and an extension morning room; rear porch and a separate w.c, first floor landing; 3 double sized bedrooms and bathroom with overbath shower and separate w.c. The property features gas fired central heating, upvc double glazed windows as specified. Outside - garden to front and rear. Drive for off road parking leads to a carport.

AS WE ARE UNABLE TO TEST THE SERVICES AT THE PROPERTY WE CANNOT COMMENT ON THE WORKING STATUS OF THE HEATING AND ANY APPLIANCE

THE PROPERTY IS IN NEED OF MODERNISATION.

The Accommodation Comprises:-

SIDE ASPECT UPVC DOUBLE GLAZED FRONT DOOR TO:-

HALL

Understairs storage cupboard with electric meter, fuse box, upvc double glazed window, door to:-

RECEPTION HALL

Telephone point, picture rails, tile effect flooring.

LOUNGE 15'3" x 12'3" (4.65m x 3.74m)



Into upvc double glazed bay window, picture rails, deep coving, tiled fireplace with display mantle, telephone point, radiator.

DINING ROOM 14'0" x 12'0" (4.27m x 3.68m)



Picture rails, deep coving, tiled fireplace with display mantle, t.v point, upvc double glazed window, double radiator.

L-SHAPED KITCHEN/BREAKFAST ROOM 18'7" x 10'8" - overall (5.67m x 3.27m - overall)



With fitted Cream fronted base, wall and drawer units, round edge worktops, inset single drainer sink unit and mixer tap, space for cooker, wall tiling, pine panelled ceiling, wall mounted "Vaillant" gas fired boiler serving heating and hot water, upvc double glazed window to the rear. Sliding door to:-



REAR PORCH

Upvc double glazed door to rear garden.

SEPARATE LOW FLUSH W.C

Upvc double glazed window, tile effect flooring.

MORNING ROOM 15'3" x 8'10" (4.66m x 2.70m)

Double aspect single glazed windows.

A staircase from the Reception Hall leads to:-

FIRST FLOOR LANDING



Feature coloured leaded light windows, deep coving, double airing cupboard with hot water tank and slatted shelving.

BEDROOM 1 14'0" x 12'2" (4.28m x 3.71m)



Picture rails, coving, upvc double glazed window, double radiator.

BEDROOM 2 13'1" x 12'2" (3.99m x 3.73m)



Picture rails, coving, upvc double glazed window.

BEDROOM 3 10'8" x 10'6" (3.27m x 3.21m)



Decorative fire surround, picture rails, pedestal wash hand basin, radiator.

2-PIECE BATHROOM



White suite with panel bath, pedestal wash hand basin, radiator, towel rail, radiator, tiled effect flooring, upvc double glazed window.

SEPARATE LOW FLUSH W.C,

Tile effect flooring, upvc double glazed window.

OUTSIDE

FRONT GARDEN

With lawn, flowerbeds, shrubs. Drive for off road parking leads to:-

CARPORT

REAR GARDEN



With lawn, shrubs and hedging. Rear pedestrian access to the rear service road (currently not accessible)

TENURE -

The property is held on LEASEHOLD tenure over a term of 999 years from the 25th December 1926 with a Ground Rent of £10.00 per annum.

COUNCIL TAX BAND

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

Ground Floor

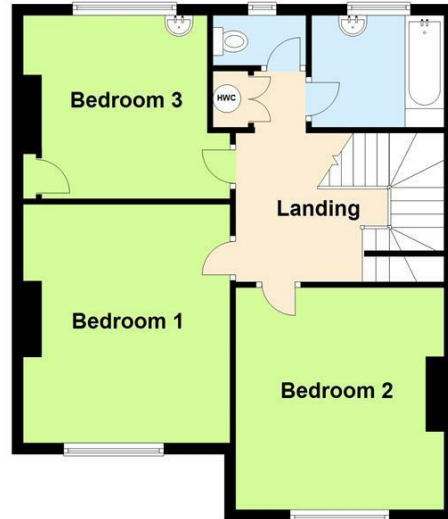
Approx. 75.7 sq. metres (814.9 sq. feet)



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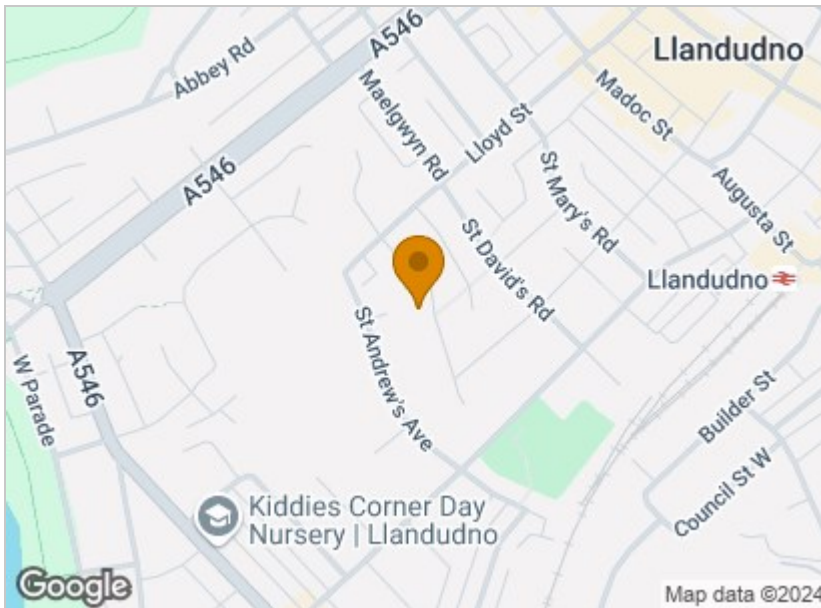
First Floor

Approx. 62.4 sq. metres (671.9 sq. feet)

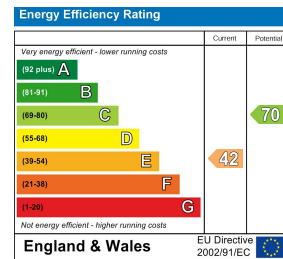


Total area: approx. 138.1 sq. metres (1486.8 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed North along Mostyn Street turn left into Trinity Square, through the traffic lights onto Trinity Avenue, 4th turning on the right onto St Davids Road, 1st turning on the left into St Seiriol's Road, turn into St Seiriol's Road, follow the road down to the right for approximately 200 yards and the property is on the right. A274 28/07/23 REV 12/07/24

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.

