

**Bryan Davies
+ Associates**

**4 MOSTYN STREET
LLANDUDNO
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(01492) 875125**

**AUCTIONEERS
●
ESTATE AGENTS**

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Vine Cottage, 2 Water Street, Llandudno, LL30 2EY



No Onward Chain £179,950

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www.bdahomesales.co.uk

THIS IS A RARE OPPORTUNITY TO PURCHASE THIS LOVELY TWO BEDROOM TOWN CENTRE COTTAGE IN A SMALL STREET OF JUST THREE COTTAGES, BUILT IN 1826, NEARLY 200 YEARS OLD, WITH LOTS OF CHARACTER AND SITUATED WITHIN EASY WALKING DISTANCE OF LLANDUDNO SHOPS, PROMENADE, PIER AND THE GREAT ORME.

The accommodation briefly comprises: front door to sitting room; kitchen/breakfast room with a range of modern base, wall and drawer units; open tread staircase to the first floor landing; two double sized bedrooms and a three piece bathroom with over bath shower. The property features gas fired central heating from a modern combination boiler and upvc double glazed windows. Outside there is a very small front garden area and rear courtyard accessed by the shared side passageway.

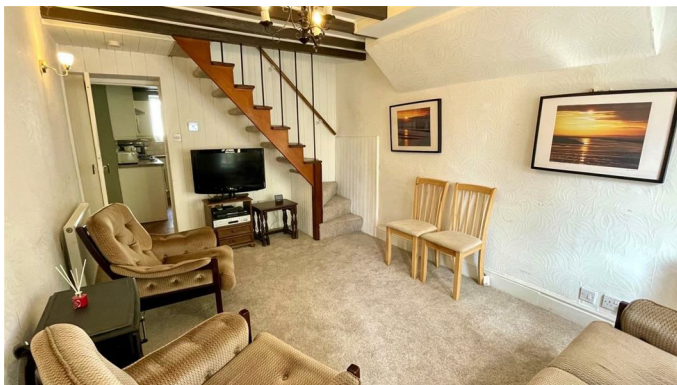
INTERNAL INSPECTION IS HIGHLY RECOMMENDED

The accommodation comprises:

Featured canopied entrance with light.

Glazed door to:

SITTING ROOM 15'3" x 9'10" (4.66m x 3.02m)



Exposed feature beams, wall panelling, two wall light points, two radiators, upvc double glazed window with deep sill, glazed door to:



KITCHEN/BREAKFAST ROOM 11'9" x 9'5" (3.59m x 2.89m)



Fitted range of cream fronted base, wall and drawer units with wood effect round edge worktops incorporating built-in 'Indesit' oven and four ring ceramic hob, stainless steel canopy over, inset single drainer sink unit and mixer tap, plumbing for automatic washing machine, 'Ideal Espirit Eco' central heating and hot water boiler, space for fridge/freezer, wall tiling, quarry tiled floor, upvc double glazed window with deep sill.

An open tread staircase from the lounge leads to to:

FIRST FLOOR LANDING

BEDROOM 1 12'5" x 12'5" (3.81m x 3.80m)



Exposed beam, built-in cupboard, radiator, upvc double glazed window.



BEDROOM 2 14'2" x 10'4" (4.32m x 3.17m)



Built-in cupboard, radiator, pedestal wash hand basin, two radiators, upvc double glazed window.

BATHROOM



White tiled three piece suite comprising panel bath with shower screen and shower over, pedestal wash hand basin, closed couple w.c., ladder towel rail, tile effect flooring, double glazed 'Velux' skylight.

OUTSIDE

SMALL GARDEN AREA TO FRONT

ENCLOSED WALLED REAR COURTYARD



Accessed from the Kitchen/Breakfast room through shared access covered passageway.

TENURE

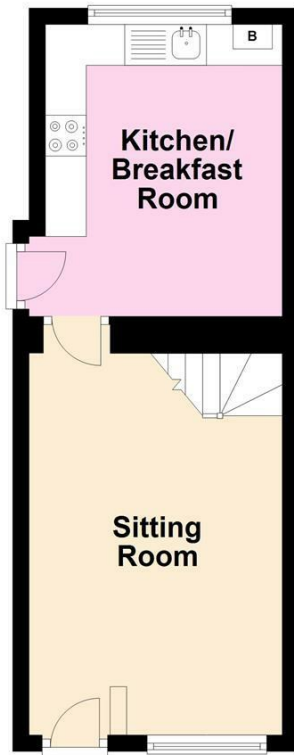
The property is held on a LEASEHOLD tenure over a 2,000 year term from 30/11/1899 with ground rent of £3.50 per annum.

COUNCIL TAX BAND

COUNCIL TAX BAND Is 'C' obtained from www.conwy.gov.uk

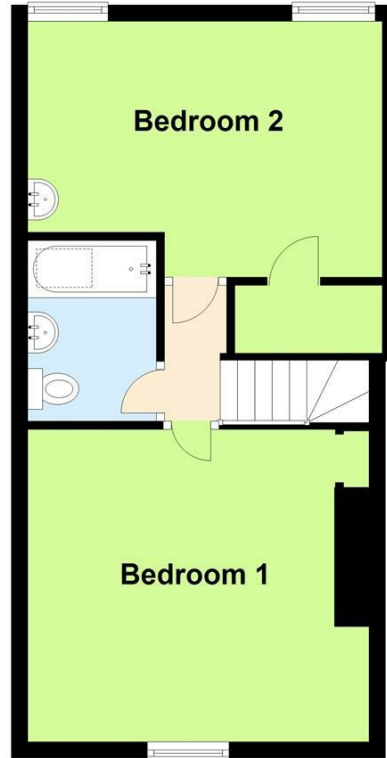
Ground Floor

Approx. 26.4 sq. metres (284.3 sq. feet)



First Floor

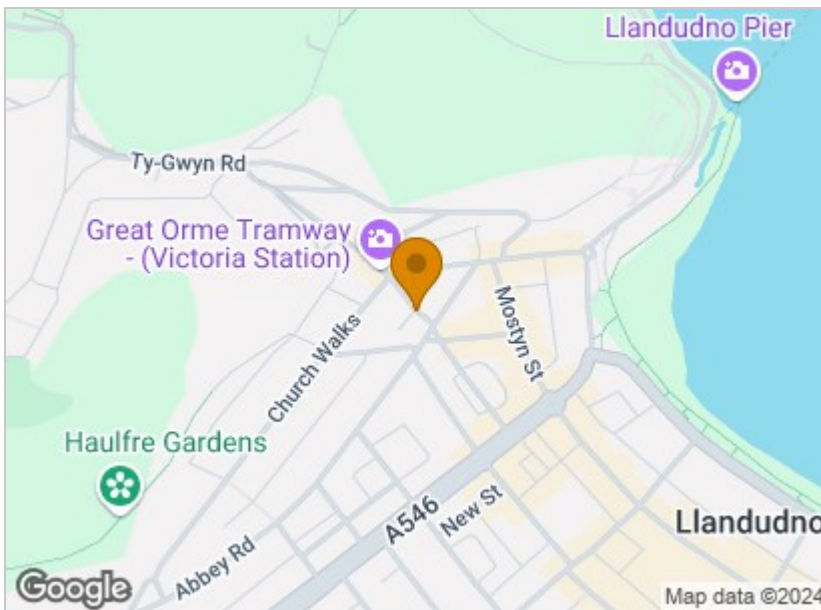
Approx. 37.5 sq. metres (403.3 sq. feet)



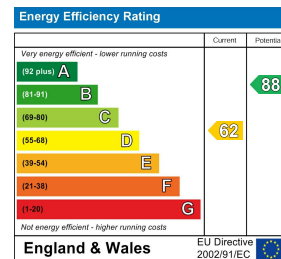
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Total area: approx. 63.9 sq. metres (687.6 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office turn north up Mostyn Street through the roundabout by the millennium clock, onto Upper Mostyn Street, at the top of the road by The Empire Hotel, turn left onto Church Walks, at the tram station turn left onto Old Road, down the hill and 1st right is Water Street, the property is on the right hand side. A563 20/09/24

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.

