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THIS SPACIOUS 2 AND A HALF STOREY SEMI DETACHED FAMILY SIZED HOME IS SITUATED ON THE LEVEL AND WITHIN 1/2 MILE OF LLANDUDNO CENTRE WITH ALL OF ITS AMENITIES, CLOSE TO THE OVAL CRICKET GROUND AND THE WEST SHORE PROMENADE. The accommodation briefly comprises:- porch; reception hall; lounge with bay window; open plan dining/ sitting room; good sized kitchen/ breakfast room with integrated appliances; 2 piece cloakroom; first floor landing; 4 double sized bedrooms; modern 2 piece bathroom with over bath shower and separate w.c.; staircase from the landing leads to the top floor with 3 further bedrooms and a small study. Outside there are easily maintained gardens to the front and rear. A drive for off road parking for several cars tandem style leads to a single car garage.

**The Accommodation Comprises:-**

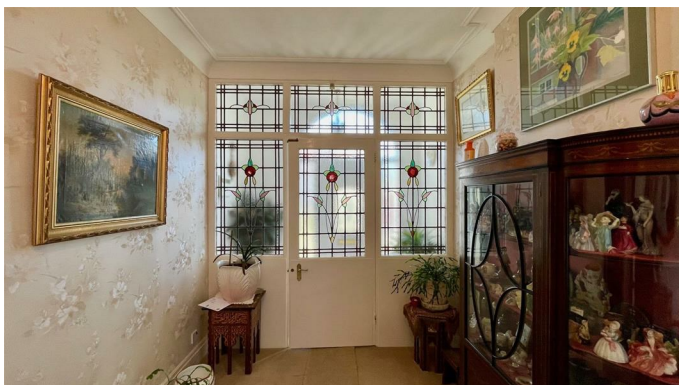
**FEATURE ARCH**

With upvc double glazed front door and sidelights to:-

**PORCH**

Quarry tiled floor, coving, inner leaded coloured front door and sidelights to:-

**RECEPTION HALL**



Coving, radiator, leaded coloured stained glass windows, telephone point, under stairs storage cupboard with light and shelving and electric meter cupboard.



**LOUNGE 15'7" x 15'7" (4.75m x 4.75m )**



Into double glazed bay window with coloured leaded lights, coving, 3 double radiators.



**OPEN PLAN SITTING/ DINING ROOM**

**SITTING ROOM AREA 13'10" x 12'0" (4.24m x 3.68m)**



With wooden fire surround with display mantle and tiled hearth, coving, upvc double glazed window to rear, double radiator.

**DINING AREA 12'11" x 11'6" (3.96m x 3.52m)**



With coving, access door to cloakroom, upvc double glazed window, radiator.

**DOUBLE ASPECT KITCHEN/BREAKFAST ROOM 19'4" x 8'4" (5.91m x 2.56m)**



Fitted range of oak effect fronted base, wall and drawer glass fronted units with under unit lighting and rolled edge work tops with matching breakfast bar area, inset twin bowl stainless steel sink unit and mixer tap, integrated 'Indesit' washing machine, 'Neff' dishwasher, 'Bosch' oven and 4 ring gas hob with cooker hood over wall tiling, 'Ideal' gas fired boiler serving heating and hot water, double aspect double glazed windows and upvc double glazed side door to rear garden, double radiator.



**CLOAKROOM**

With wash hand basin.

**SEPARATE W.C**

Close coupled w.c., upvc double glazed windows..

A Staircase from the Entrance Hall leads:-

**FIRST FLOOR LANDING**

Coving, telephone point, radiator.

**BEDROOM 1 12'5" x 11'6" (3.80m x 3.53m )**



Pedestal wash hand basin and splashback, coving, upvc double glazed window with coloured leaded lights, radiator to front..

**BEDROOM 2 13'1" x 11'6" (3.99m x 3.53m)**



Pedestal wash hand basin, coving, upvc double glazed window to rear, radiator.

**BEDROOM 3 11'8" x 11'0" (3.58m x 3.37m)**



Pedestal wash hand basin and splashback, coving, wall light point, upvc double glazed window to rear, radiator.

#### BEDROOM 4 12'1" x 10'11" (3.69m x 3.35m)



Pedestal wash hand basin and splashback, coving, upvc double glazed window to front, radiator.

#### SEPARATE TILED W C

Close coupled w.c. with floor tiling, upvc double glazed window.

#### TILED BATHROOM



White suite with tiled bath with mixer tap, mains shower and side screen over, vanity wash hand basin, tiled floor, linen cupboards with slatted shelving.

Stairs to:-

#### SECOND FLOOR LANDING - NO HEATING ON THIS FLOOR

#### L-SHAPED BEDROOM 5 12'11" x 10'6" max (3.95m x 3.21m max)

Sloping ceilings, eaves storage, upvc double glazed window.

#### L-SHAPED BEDROOM 6 12'10" x 10'4" max (3.92m x 3.17m max )

Sloping ceiling, upvc double glazed window.

#### BEDROOM 7 9'1" x 7'8" (2.79m x 2.35m )

Upvc double glazed dormer window, view to The Oval, Great Orme and Conwy Mountains.

#### STUDY 9'3" x 5'8" (2.82m x 1.73m )

Sloping ceiling, 'Velux' double glazed skylight window.

#### OUTSIDE



#### FRONT GARDEN

With lawn and flower beds. Drive for off road parking for several cars tandem style leads to:-

#### SINGLE CAR GARAGE

With remote control up and over door.

#### REAR GARDEN



South West facing with lawn, flower beds and shrubs.

#### TENURE - FREEHOLD

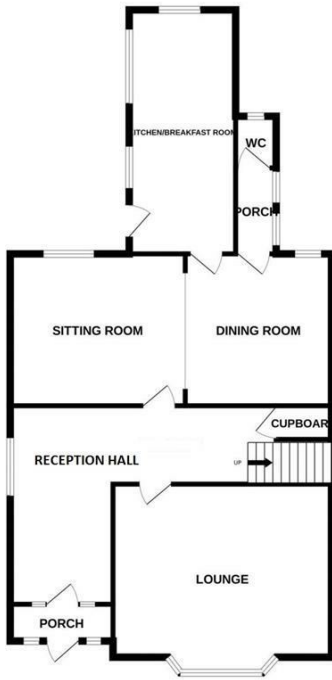
#### COUNCIL TAX BAND

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

GROUND FLOOR  
1011 sq.ft. (93.9 sq.m.) approx.

1ST FLOOR  
775 sq.ft. (72.0 sq.m.) approx.

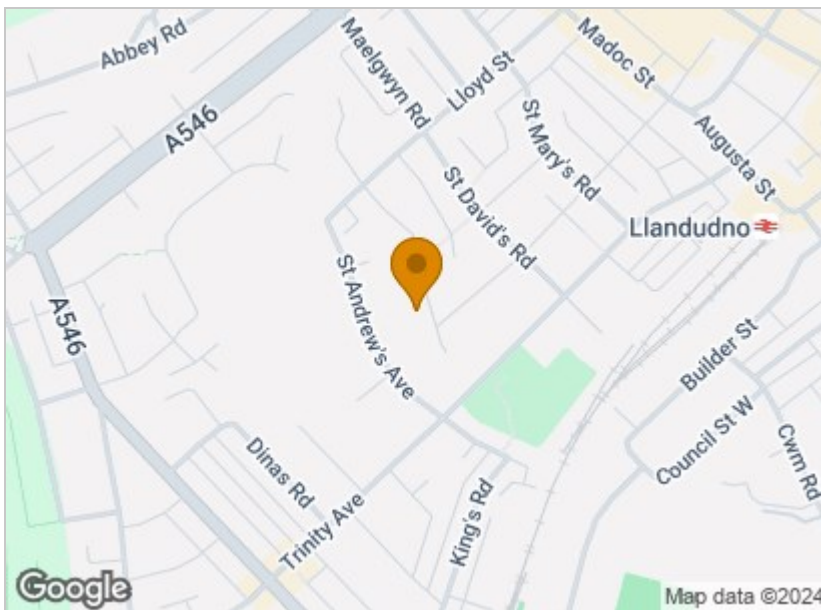
2ND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



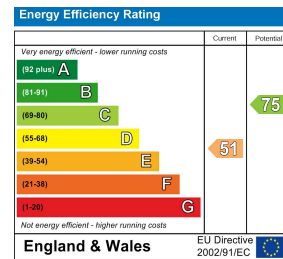
TOTAL FLOOR AREA : 2235 sq.ft. (207.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### 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 Seiriols Road, turn into St Seiriol's Road, follow the road down to the right for approximately 200 yards and the property is on the left. Ref A502 11/10/24 Rev 18/10/24

**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.

