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## Linda Cottage, 8C Brookes Street, Llandudno, Conwy, LL30 2TT



**No Onward Chain £176,500**



THIS BEAUTIFUL TWO BEDROOM TOWN CENTRE COTTAGE was built in the 1980's and is situated within yards of all of Llandudno's amenities and internal inspection is highly recommended.

The accommodation briefly comprises: front door into lounge; kitchen/breakfast room with a range of modern units, built in oven, hob, cooker hood, and integrated slimline dishwasher. Stairs from the lounge lead to first floor landing; two good size double bedrooms and modern three piece shower room with large walk in shower. The property features gas fired central heating from a combination boiler and upvc double glazed windows to the front and timber framed sealed units to the rear. Outside - small rear courtyard.

The property is held on a leasehold tenure over a 999 year term from 24th June 1947. Ground Rent £2.00 per annum.

#### ALL FURNITURE AVAILABLE SUBJECT TO NEGOTIATION

The accommodation briefly comprises:-

Upvc double glazed FRONT DOOR

To:-

LOUNGE 15'3" x 12'0" (4.66m x 3.66m)



Maximum. Two wall light points, coving, t.v point, two radiators, upvc double glazed window.



KITCHEN/ BREAKFAST ROOM 15'3" x 6'6" (4.67m x 2.00m)



Fitted range of grey gloss fronted base, wall and drawer units with round edge marble effect worktops, inset single drainer sink unit and mixer tap, integrated 'Neue' electric oven and four ring ceramic hob, stainless steel canopy over, splashbacks, integrated 'Neue' slimline dishwasher, plumbing for automatic washing machine and space for fridge freezer, decorative floor tiling, wall mounted 'Vaillant Eco Fit' combi central heating and hot water boiler, sealed unit double glazed window and upvc double glazed door to rear courtyard.



A staircase from the lounge leads to:-

FIRST FLOOR LANDING

Access to roof space.

BEDROOM 1 15'10" x 10'2" (4.84m x 3.12m)



Built in storage cupboard with shelving, two radiators, two upvc double glazed windows.

## BEDROOM 1



## OUTSIDE - REAR COURTYARD



## BEDROOM 2 11'7" x 8'5" (3.54m x 2.58m)



Sealed unit double glazed window, radiator.

## 3 PIECE SHOWER ROOM



In white comprising large shower stall with mains 'Grohe' shower and side screen, extractor, pedestal wash hand basin and mixer tap, close couple w.c., ladder style towel rail, plastic wall cladding (marble effect), shaver point, mirror, decorative floor tiling, radiator, sealed unit double glazed window.

Seating area, wall and paved with pedestrian side entrance. Pedestrian right of way for property on Madoc Street.

## TENURE

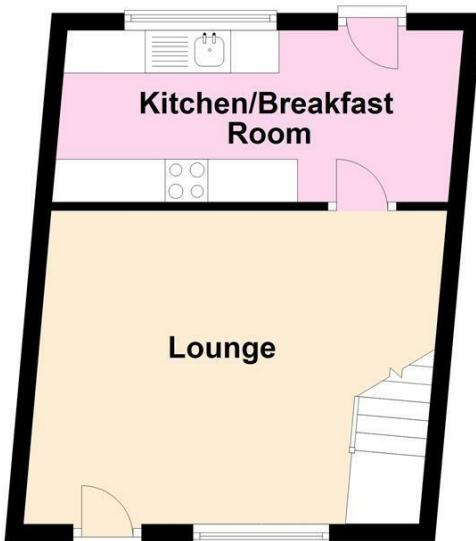
The property is held on a leasehold tenure over a 999 year term from 24th June 1947. Ground Rent £2.00 per annum.

## COUNCIL TAX BAND

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

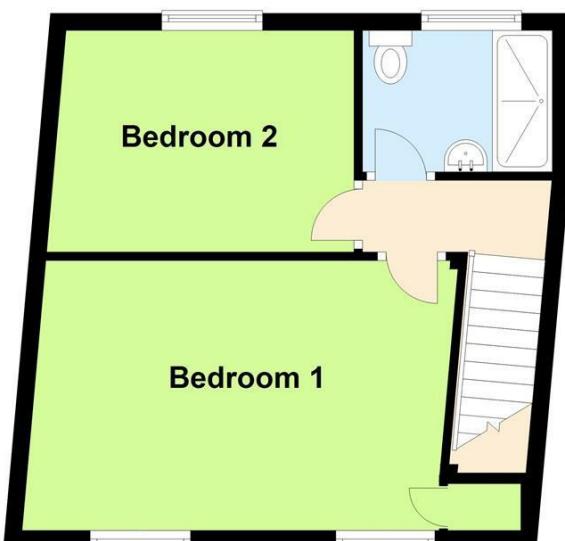
## Ground Floor

Approx. 26.7 sq. metres (287.7 sq. feet)



## First Floor

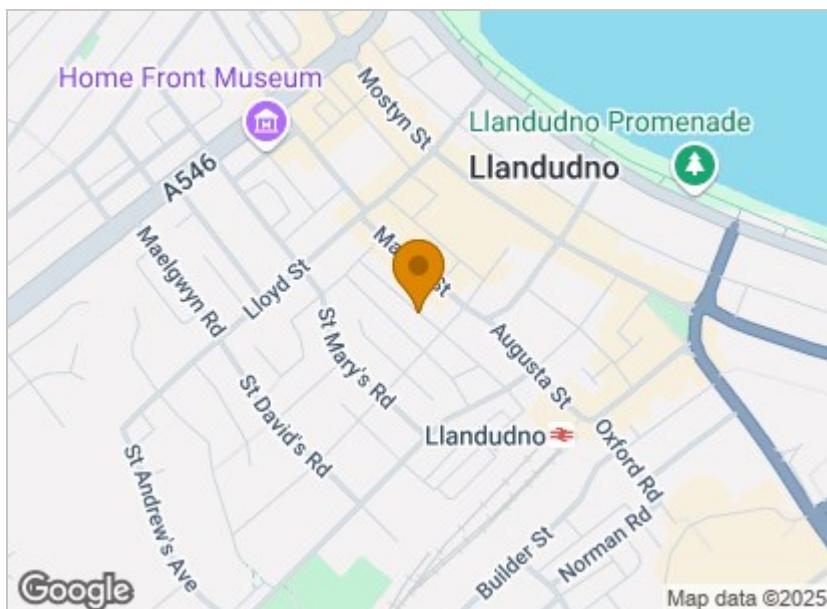
Approx. 34.0 sq. metres (365.4 sq. feet)



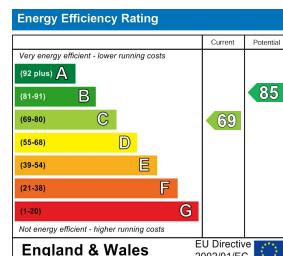
**Bryan Davies  
+Associates**

Total area: approx. 60.7 sq. metres (653.1 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From our office turn left, proceed north at Mostyn Street, turn first left into Trinity Square, through the traffic lights onto Trinity Avenue, take the first turning right onto Brooke Street, continue along this road for approximately 200m yards and the property is on the right. Ref A598 14/11/24

We will be pleased to arrange a viewing of this Home

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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.

