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£169,950

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A WELL PRESENTED TWO BEDROOM SEMI-DETACHED BUNGALOW IN A POPULAR LOCATION WITH ATTRACTIVE VIEWS OF THE SURROUNDING COUNTRYSIDE, AND CLOSE TO THE LOCAL AMENITIES SUCH AS THE MINI-MART, BUTCHERS AND HAIRDRESSERS. The property is conveniently located for access to Colwyn Bay and Llandudno and A55 dual carriageway with easy access to Chester and beyond. The accommodation comprises; steps up to front door, hallway, lounge with log burner and views over surrounding countryside, kitchen, 2 bedrooms and a modern shower room. Outside the front garden is low maintenance and tiered. The rear garden has been attractively landscaped and is tiered. The property also benefits from gas central heating and double glazing.

The accommodation comprises:-  
Steps up to front.

UPVC DOUBLE GLAZED DOOR TO:

HALL

Coving, access to roof space, radiator.

LOUNGE 14'0" x 10'10" (4.27m x 3.31m)



Exposed and polished floorboards, inglenook fireplace with brick hearth and exposed decorative mantle, inset log burner, upvc double glazed window, double radiator.



KITCHEN 9'3" x 6'11" (2.84m x 2.11m)



Fitted range of cream gloss fronted base, wall and drawer units with round edge work tops in black and tiled uprights, inset single drainer sink unit and mixer taps, integrated 'Beko' electric oven and 4 ring gas hob with stainless steel canopy over, wall mounted 'Biasi' combination central heating and hot water boiler, space for fridge/ freezer and plumbing for dishwasher, upvc double glazed window with distant hillside views, side access upvc double glazed door to side.





**BEDROOM 1 11'11" x 10'10" (3.65m x 3.32m)**



Coving, storage cupboard with shelving, double radiator, upvc double glazed window to rear.

**BEDROOM 2 10'11" x 8'11" (3.33m x 2.73m)**



Plumbing for automatic washing machine and space for drier, upvc double glazed window to rear, double radiator.

**3 PIECE SHOWER ROOM**



Comprises corner shower stall with mains shower, round bowl wash hand basin with vanity unit and mixer taps, decorative tiled splashback, mirror fronted cabinet with mirror, extractor, ladder style towel rail, floor tiling, upvc double glazed window.

**OUTSIDE**



**FRONT GARDEN**



With pavings, mature flower beds, shrubs, trees, driveway for off road parking.

## REAR GARDEN



Tiered rear garden with sitting area, lawned area, decorative chippings, decorative stone walling, slabbed patio seating area, timber garden shed, tool store.

## TENURE

The property is held on a FREEHOLD tenure.

## COUNCIL TAX

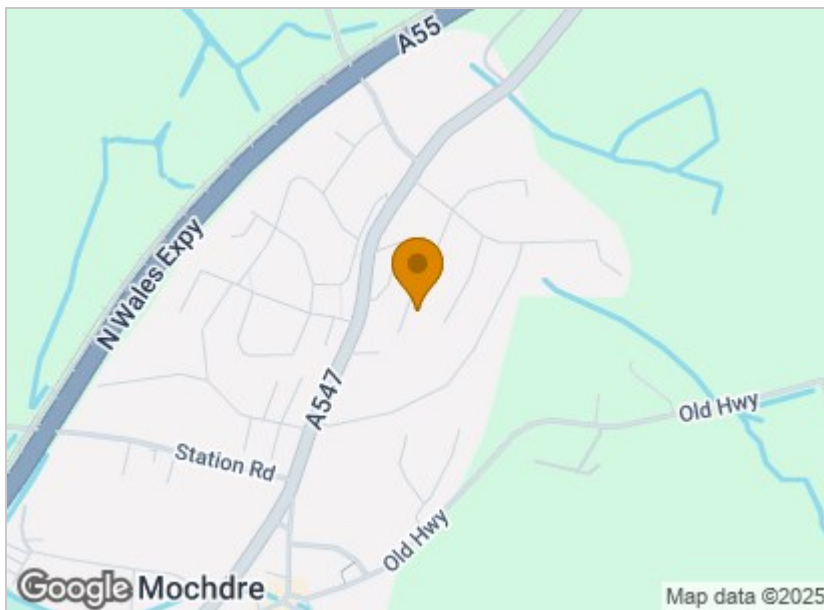
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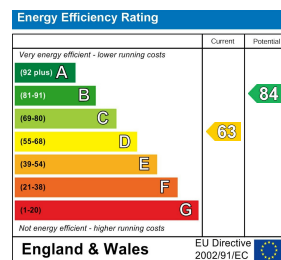


## Ground Floor

### Area Map



### Energy Efficiency Graph



### Directions

Heading from Llandudno direction, from the Black Cat Island come off at the first exit and take the 2nd exit off signposted Glan Conwy, keep in the left-hand lane and take the first exit off for Mochdre. Proceed through the village turning right on to Bevan Avenue then first right on to Oxwich Road where number 31 can be found on the left. Ref A602 20/11/24 Rev 25/11/24 Rev10/04/25

**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.

