

**Bryan Davies  
+ Associates**

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**AUCTIONEERS  
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ESTATE AGENTS**

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**15 Oswald Road, Llandudno Junction, Conwy, LL31  
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**No Onward Chain £149,950**

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[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)



THIS IS A SURPRISINGLY SPACIOUS 2 BEDROOM END OF TERRACE HOME situated close to Llandudno Junction local shops including Co-op, Tesco, Iceland, Asda, Petrol Station, Cineworld, Fitness Centre and Mainline Railway Station, within easy access of the A55 Expressway.

The accommodation briefly comprises;- hall; lounge; separate dining room leading through to kitchen/ breakfast room; first floor landing; 2 bedrooms and a 3 piece bathroom with over bath shower. The property features gas fired central heating and double glazed windows. Outside small front garden; rear garden/ courtyard.

THE PROPERTY IS IN NEED OF SOME UPDATING.

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 accommodation comprises:-

UPVC DOUBLE GLAZED FRONT DOOR TO:

HALL

LOUNGE 13'10" x 11'10" (4.22m x 3.63m)



Including Upvc double glazed bay window, double radiator, laminate floor.

DINING ROOM 15'1" x 11'8" (4.61m x 3.57m )



Upvc double glazed window, double radiator, laminate floor, under stairs cupboard.

KITCHEN/ BREAKFAST ROOM 19'2" x 6'2" (5.86m x 1.88m )



Stainless steel sink, 'Ideal Esprit' eco gas fired combination central heating and hot water boiler, upvc double glazed windows, double radiator, upvc double glazed rear access door.



Stairs from the lounge lead to:

FIRST FLOOR LANDING

Radiator, access to roof space.

BEDROOM 1 12'1" x 11'6" plus alcove (3.69m x 3.53m plus alcove)



Upvc double glazed window, double radiator.



**BEDROOM 2** 11'10" x 8'0" (3.61m x 2.46m )



Upvc double glazed window, double radiator.

#### **BATHROOM**



Panel bath with over bath shower, pedestal wash hand basin and close coupled wc, upvc double glazed window, radiator.

#### **OUTSIDE**

Small front garden.

#### **REAR GARDEN/ COURTYARD**



Lawn, side access gate.

#### **COUNCIL TAX**

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

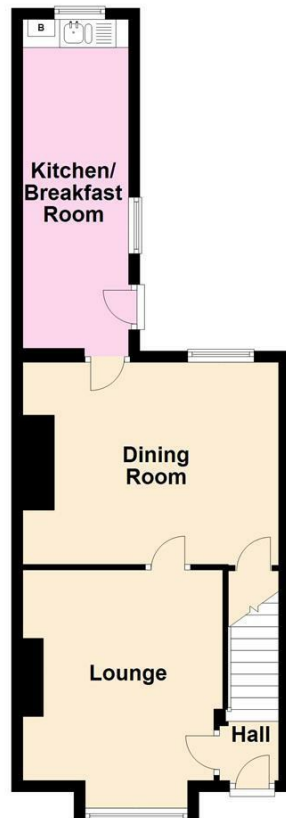
#### **TENURE**

The property is held on a FREEHOLD tenure.



## Ground Floor

Approx. 46.2 sq. metres (497.1 sq. feet)



## First Floor

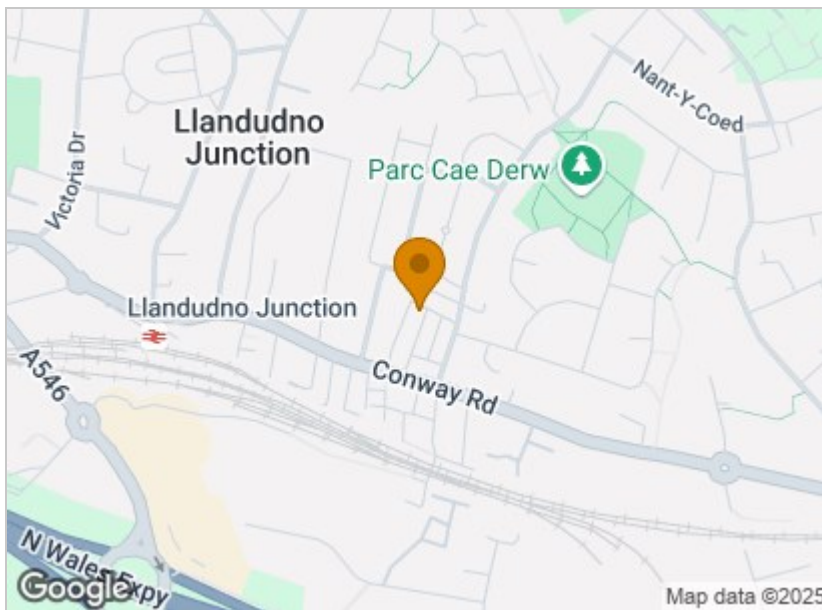
Approx. 33.9 sq. metres (365.0 sq. feet)



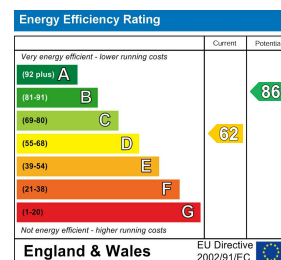
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Total area: approx. 80.1 sq. metres (862.2 sq. feet)

## Area Map



## Energy Efficiency Graph



## Directions

From Llandudno Junction railway station proceed towards Glan Conwy take the fifth turning on the left onto Oswald Road, and the property can be viewed on the left hand side at the end of the road. Ref: A605 30/01/25 - REV 19/04/25

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.

