

**Bryan Davies
+ Associates**

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**AUCTIONEERS
●
ESTATE AGENTS**

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148 Maesdu Road, Llandudno, Conwy, LL30 1LR



No Onward Chain £215,000



www.bdahomesales.co.uk

THIS SUPRISINGLY SPACIOUS 3 BEDROOM END OF TERRACE FAMILY HOME is situated with easy reach of Mostyn Champneys, Parc Llandudno and Asda Superstore and across the road from The Links public house/ restaurant, within ½ mile of Llandudno Promenade. The accommodation briefly comprises:- hall; lounge; separate dining room; kitchen; modern 3 piece ground floor wet room; first floor landing; 3 double sized bedrooms and a modern 3 piece bathroom with over bath shower. The property features gas fired central heating and upvc double glazed windows. Outside easily maintained gardens to the front and rear and drive for off road parking for 2/3 cars dependent on size, leads to a half size garage. The property is held on a Leasehold tenure over a 999 year term from 25th Dec 1935 with a ground rent of £5.50 per annum.

INTERNAL INSPECTION HIGHLY RECOMMENDED

The Accommodation Comprises:-

CANOPIED ENTRANCE

Side Aspect Double Glazed FRONT DOOR to:-

HALL

Wood effect flooring, coving, under stairs storage cupboard, radiator.

LOUNGE 15'6" x 13'6" (4.73m x 4.14m)



Into upvc double glazed bay window, marble fire surround and hearth with inset electric log effect fire, wood effect flooring, double radiator.

DINING ROOM 13'2" x 11'1" (4.02m x 3.38m)



Wood effect flooring, inset electric log effect fire, picture rails, dual aspect upvc double aspect windows, feature vertical radiator.

KITCHEN/BREAKFAST ROOM 13'7" x 6'9" (4.15m x 2.07m)



Fitted light oak effect base, wall and drawer units with round edged work tops, inset single drainer sink unit and mixer tap, plumbing for automatic washing machine, space for fridge/ freezer, wall tiling, upvc double glazed window, extractor, upvc double glazed rear door to garden, lino flooring, radiator.

GROUND FLOOR 3-PIECE SHOWER ROOM 9'7" x 8'7" (2.94m x 2.62m)



Comprises large shower area with screen and 'AKW' electric shower, vanity wash hand basin, close coupled W.C., speckled plastic wall cladding and non slip grey flooring, extractor, cupboard housing wall mounted 'BAXI' boiler serving heating and hot water, upvc double glazed window, radiator.

A staircase from the Entrance Hall leads to:-

FIRST FLOOR LANDING

Picture rails, double radiator, upvc double glazed window, radiator.

DOUBLE ASPECT BEDROOM 1 13'9" x 12'5" (4.21m x 3.79m)



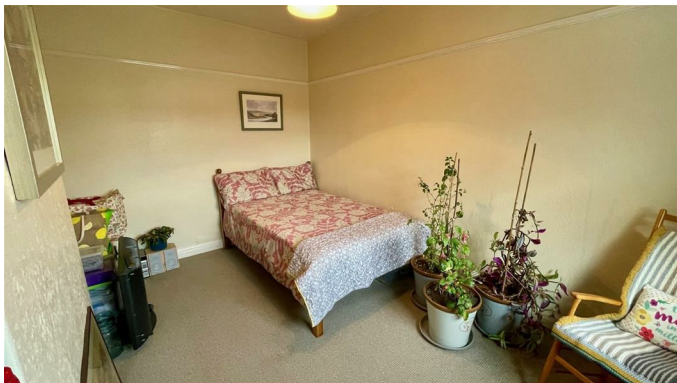
Picture rails, double radiator, upvc double glazed windows.

BEDROOM 2 13'0" x 9'5" (3.98m x 2.88m)



Upvc double glazed window to rear, radiator.

BEDROOM 3 13'8" x 9'0" (4.17m x 2.75m)



Picture rail, upvc double glazed window to front, radiator.

3-PIECE BATHROOM 9'5" x 8'7" (2.88m x 2.64m)



White suite comprising pedestal bath with mixer tap and electric 'AKW' shower over, vanity wash hand basin and mixer tap. close coupled W.C., speckled plastic wall cladding and grey non slip flooring, double airing/ linen cupboard with hot water tank, double radiator, access to roof space, 2 upvc double glazed windows.

OUTSIDE

FRONT GARDEN

Concreted area with flower and shrub borders, driveway provides off street parking for 2/3 cars dependant on size, leads to:-

GARAGE

Up and over door, with storage area to front, (Rest of garage now a ground floor wet room).

REAR GARDEN



With concreted seating area, lawn, shrubs, 2 garden tool stores and side gated access.

TENURE

The property is held on LEASEHOLD Tenure over a 999 year term from 25.12.1935 - 25.12.2934
Ground rent is £5.50 per annum.

COUNCIL TAX BAND

Is 'C' obtained from www.conwy.gov.uk

Ground Floor

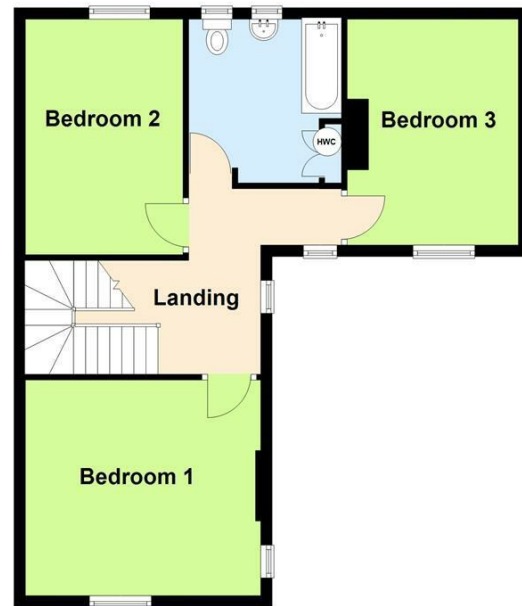
Approx. 69.1 sq. metres (744.0 sq. feet)



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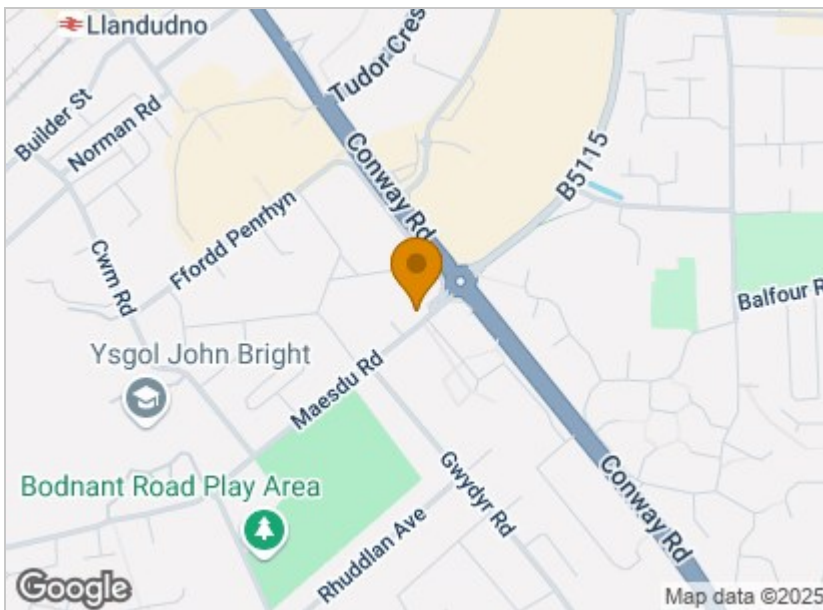
First Floor

Approx. 60.0 sq. metres (645.5 sq. feet)

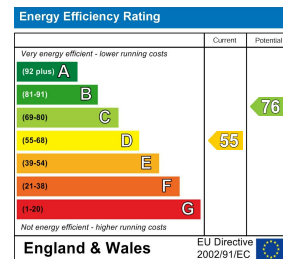


Total area: approx. 129.1 sq. metres (1389.6 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed around Parc Llandudno keeping in the right hand lane then into the left hand lane as you approach Asda, turn left at the roundabout, take the third exit onto Maesdu Road and the property is on the right hand side within 50 yards. REF A461 27/02/2025

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.

