

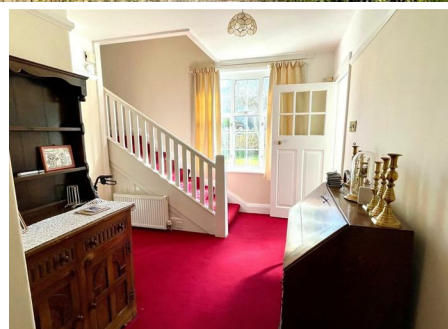
**Bryan Davies
+ Associates**

**4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125**

**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

Falconhurst, 6 Bryn Y Bia Road, Craigside, Llandudno, Conwy, LL30 3AS



£585,000

 4  2  3  E

www.bdahomesales.co.uk

THIS PERIOD FOUR BEDROOM DETACHED FAMILY SIZED HOME SITS ON A SIZEABLE PLOT WITH SUPERB PANORAMIC VIEWS FROM THE REAR - INTO LLANDUDNO BAY, THE GREAT ORME, PIER AND AS FAR ACROSS TO ANGLESEY AND THE CONWY MOUNTAINS. Situated within less than a mile of Penrhyn Bay shopping and 2 miles of Llandudno Town Centre. The accommodation which is in need of updating briefly comprises:- reception hall; lounge with archway to dining area; sliding patio door to a conservatory; separate breakfast room with arch to a kitchen with range of modern units and appliances; rear porch; an easy rising staircase from the reception hall leads to a ¼ landing with a 2-piece cloakroom; easy rising staircase to the first floor landing ; double aspect principal bedroom with built-in wardrobes and panoramic views; second bedroom with panoramic views and en-suite 3-piece shower room; 2 further bedrooms and a 4-piece bathroom including overbath shower and bidet. The property features gas fired central heating and double glazed windows. Outside - an in and out drive leads to parking for several cars and a double width garage, good sized rear garden with lawn, flowerbeds, shrubs, rockeries, patio area, greenhouse and a garden room with potential for gym/study/bar etc.,

VIEWS, VIEWS VIEWS

The Accommodation Comprises:-

Double Glazed FRONT DOOR to:-

PORCH

Tiled floor, double glazed window, door to:-

RECEPTION HALL



Under stairs cloaks/storage cupboard with light, picture rails, 2 double radiators, double glazed window, display shelf.

OPEN PLAN LOUNGE/DINING ROOM

LOUNGE AREA 15'11" x 11'0" maximum (4.86m x 3.37m maximum)



Fire surround with marble back and hearth, inset gas coal effect living flame fire, display mantle, picture rails, 2 wall light points, double glazed windows to the side and double glazed sliding doors with step up to conservatory, double radiator.



DINING AREA 10'11" x 10'9" (3.35m x 3.29m)



Plus upvc double glazed bow window, picture rails, 2 single radiators. Door to hall.

CONSERVATORY 19'10" x 7'5" (6.07m x 2.28m)



Upvc double glazed with opening lights and side aspect access door to balcony, tiled floor, panoramic views across Llandudno Bay to the Great Orme and the Pier. Double glazed sliding doors to lounge and the breakfast room.

VIEW FROM THE CONSERVATORY



BREAKFAST ROOM 12'3" x 11'1" (3.74m x 3.39m)



Built-in storage cupboard with shelving, telephone point, side aspect upvc double glazed window, radiator. Arch through to:-



KITCHEN 11'8" x 9'8" (3.58m x 2.97m)



Fitted range of Beech effect fronted base, wall, drawer and glass fronted units with display lighting and under unit lighting, integrated electric double oven and 4 ring 'Bosch' gas hob with cooker hood over, inset 1½ bowl sink unit with mixer tap, integrated washing machine and fridge/freezer, round edge worktops, wall tiling, wood effect flooring upvc double glazed window, double radiator and side aspect upvc double glazed door to:-

PORCH

Double glazed with tiled floor, upvc double glazed door with steps to side.

A staircase from the Reception Hall leads to:-

¼ LANDING

2-PIECE CLOAKROOM

With low flush w.c, pedestal wash hand basin and tiled splashback, shelving, storage cupboard and display shelf, upvc double glazed window.

FIRST FLOOR LANDING

Upvc double glazed window, picture rails, airing cupboard with hot water tank, access to roof space.

DOUBLE ASPECT BEDROOM 1 16'0" x 10'11" (4.90m x 3.34m)



Picture rails, built-in double wardrobe and top cupboards with mirror, double aspect double glazed windows with views, radiator.



VIEW FROM BEDROOM 1



BEDROOM 2 12'6" x 9'3" (3.83m x 2.84m)



Including en-suite, picture rails, built-in cupboard with hanging rail and shelving, double radiator, double glazed window with views.

VIEW FROM BEDROOM 2



EN-SUITE TILED 3 -PIECE SHOWER ROOM



With shower cubicle with electric 'Mira' shower, pedestal wash hand basin, mirror and shaver light, close coupled w.c, sliding door.

BEDROOM 3 10'10" x 9'10" (3.32m x 3.02m)



Picture rails, radiator, 2 built-in double cupboards with shelving, side aspect double glazed window.

BEDROOM 4/STUDY 10'4" x 7'6" (3.15m x 2.29m)

Including upstairs storage cupboard with hanging rail and shelving, telephone point, double glazed window, double radiator.

4-PIECE BATHROOM



Peach coloured suite with panel bath 'Mira' electric shower over and side screen, towel rail, pedestal wash hand basin, wall tiling, double glazed window, airing/linen cupboard with slatted shelves. Arch to:-

2-PIECE W.C.

With low flush w.c, and bidet, wall tiling, double glazed window.

OUTSIDE

FRONT GARDEN

Good sized lawned front garden with mature flowerbeds, shrubs, trees, seating areas, 2 double width opening gates to driveway with in and out drive to:-

DOUBLE WIDTH GARAGE 20'11" x 15'2" (6.40m x 4.63m)



With up and over automatic door and side personal door. Power, light and wash hand basin.

SIDE AND REAR GARDEN



With shrubs, trees, vegetable garden area, large lawned area with mature shrubs and trees, seating areas. Views.

BOILER/CELLAR AREA

Freestanding boiler.

SEPARATE OUTSIDE W.C

With toilet and wash hand basin.

GARDEN ROOM 22'7" x 9'0" (6.89m x 2.75m)

(Below balcony). Upvc double glazed front door and double glazed and single glazed window. Potential for Gym/Study/Bar etc.,

Separate Upvc SUN ROOM/POTTING AREA 10'0" x 8'1" (3.07m x 2.48m)



TENURE - FREEHOLD

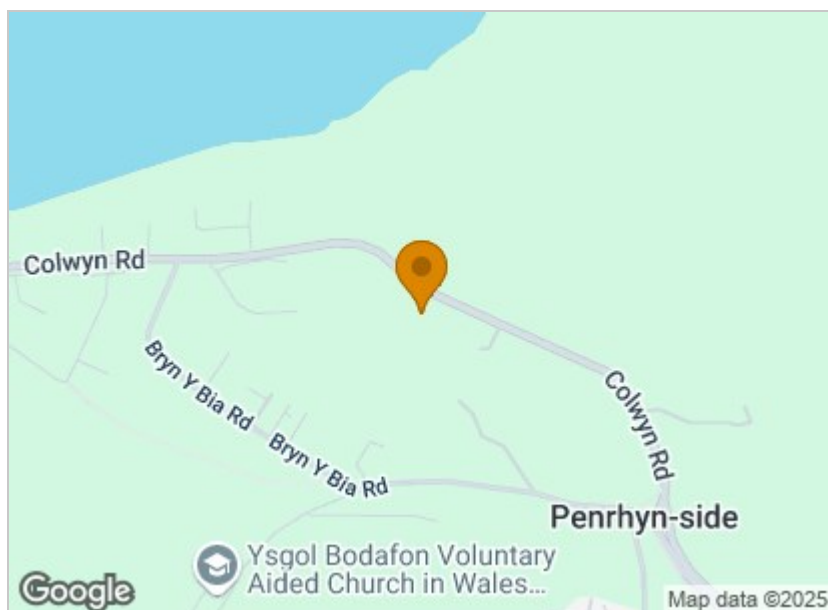
CONWY COUNCIL TAX BAND

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

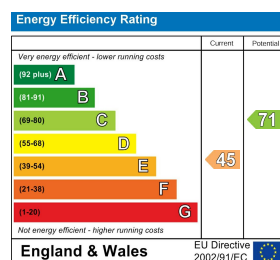


Total area: approx. 197.8 sq. metres (2129.4 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed onto the promenade turning right heading for Penrhyn Bay, passing Bodafon Fields on the right hand side, turn 3rd right into Bryn y Bia Road, continue along the road for approximately 90 yards and the property is on the right hand side. REF: A662 20/03/25

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.