

**Bryan Davies
+ Associates**

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

**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

3 Rofft Place, Great Orme, Llandudno, LL30 2QG



£299,950

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www.bdahomesales.co.uk

THIS IS A SPACIOUS 3 BEDROOM SEMI DETACHED FAMILY SIZED HOME WITH BEAUTIFUL VIEWS FROM THE FRONT ELEVATION ONTO THE GREAT ORME AND DOWN TO LLANDUDNO BAY, AND WITHIN ½ A MILE FROM LLANDUDNO'S SHOPPING AND PROMENADE.

The accommodation briefly comprises:- porch; reception hall; open plan lounge and dining room with arch to kitchen; separate utility room and two piece cloakroom; first floor landing; three good sized bedrooms and 3 piece bathroom with overbath shower. From the second bedroom there is access to a balcony area and a staircase leading to a useful attic room. The property features gas fired central heating and upvc double glazed windows. Outside – terraced rear garden with lawns, flower beds, trees, shrubs.

INTERNAL INSPECTION IS RECOMMENDED

The accommodation comprises:

Front door with coloured leaded lights and double glazed sidelights to:

PORCH

Decorative tiles floor, glazed door to:

RECEPTION HALL



Coving, dado rails, meter box, telephone point, double radiator, luxury vinyl tiled floors in grey, upvc double glazed window.

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN



LOUNGE 12'5" x 12'0" (3.81m x 3.68m)



Plus upvc double glazed bay window, cast iron fireplace with inset decorative tiles and slate hearth with inset gas coal effect fire, display mantle over, T.V. point, coving, double radiator, luxury vinyl tiled flooring.

Arch through to:

DINING AREA 11'10" x 10'9" (3.61m x 3.28m)



Two built in double cupboards - one with louvre doors and shelving, recessed downlighters to ceiling, double radiator, luxury vinyl tiled flooring.

Arch through to:

KITCHEN 10'6" x 5'10" (3.22m x 1.79m)



Fitted range of oak fronted base and drawer units with round edge worktops incorporating electric oven and four ring gas hob with stainless steel cooker hood over, inset single drainer sink unit and mixer tap, integrated fridge/freezer, wall tiling, extractor, recessed downlighters to ceiling, quarry tiled floor, upvc double glazed door to rear.

UTILITY ROOM 8'5" x 8'3" (2.58m x 2.53m)



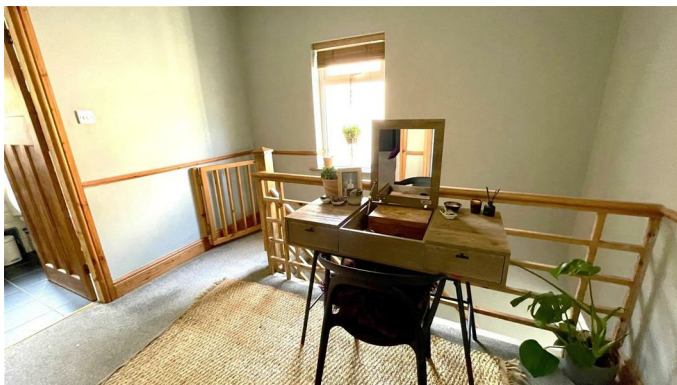
Oak base and wall units, round edge worktops, inset single drainer sink unit and mixer tap, plumbing for automatic washing machine and space for drier, wall tiling, recessed downlighters, to ceiling, integrated dishwasher and space for fridge/freezer, wall tiling, quarry tiled floor, upvc double glazed window.

REAR PORCH AREA - 2 PIECE CLOAKROOM

Corner wash hand basin and low flush w.c., extractor, quarry tiled floor, door to rear garden.

A staircase from the entrance hall leads to:

FIRST FLOOR LANDING



Dado rail, side aspect upvc double glazed window.

BEDROOM 1 12'0" x 11'2" (3.68m x 3.42m)



Built in double wardrobe and top cupboards, picture rails, coving, double radiator, upvc double glazed window to front with panoramic views.

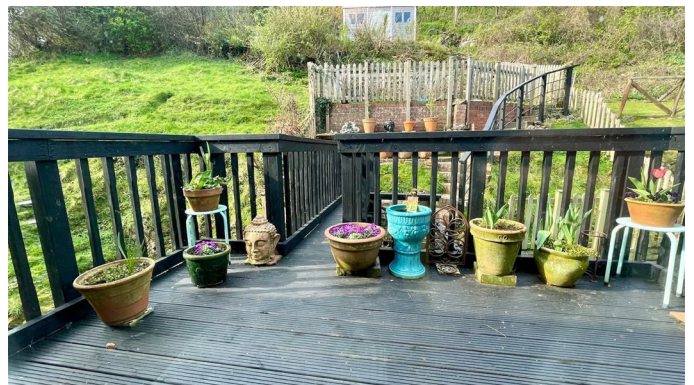
VIEW FROM BEDROOM 1



BEDROOM 2 12'5" x 11'10" (3.79m x 3.62m)



Maximum including staircase, coving, double radiator, double glazed aluminium sliding patio door to balcony.



BEDROOM 3 8'4" x 7'8" (2.55m x 2.36m)



Picture rails, double radiator, upvc double glazed window to front with panoramic views.

3 PIECE BATHROOM



Suite comprising panel bath with 'Mira' electric shower over and side screen, wash hand basin, low flush w.c., wall and floor tiling, display shelving, mirror and shaver point, recessed downlighters to ceiling, extractor, ladder style towel rail, upvc double glazed windows.

A staircase from Bedroom 2 leads to:

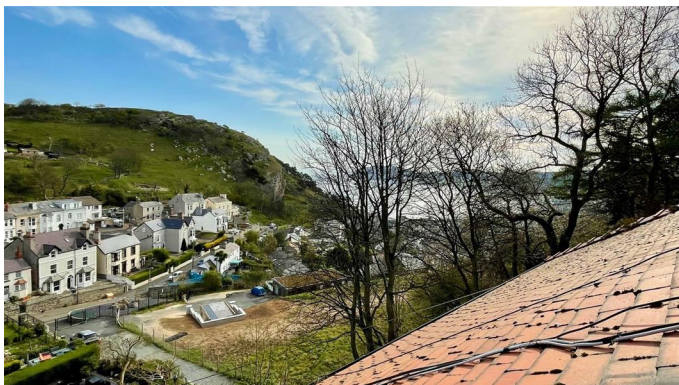
ATTIC ROOM 13'8" x 11'10" (4.18m x 3.62m)



(Used as an Occasional Bedroom)

Eaves storage, double glazed Velux skylight window with panoramic views.

VIEW FROM ATTIC ROOM



VIEW FROM ATTIC ROOM



OUTSIDE

FRONT GARDEN

Small paved area giving access to front, raised flower bed area, views.

TIERED REAR GARDEN



With balcony, lawned sitting area, shrubs, trees up to summerhouse at top of garden.



TENURE

The property is held on a FREEHOLD tenure.

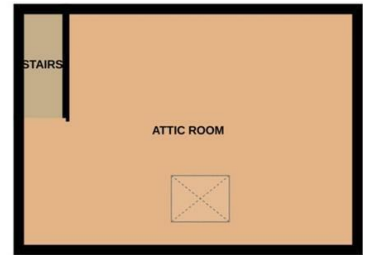
COUNCIL TAX BAND

COUNCIL TAX BAND Is 'D' obtained from www.conwy.gov.uk

GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.

1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.

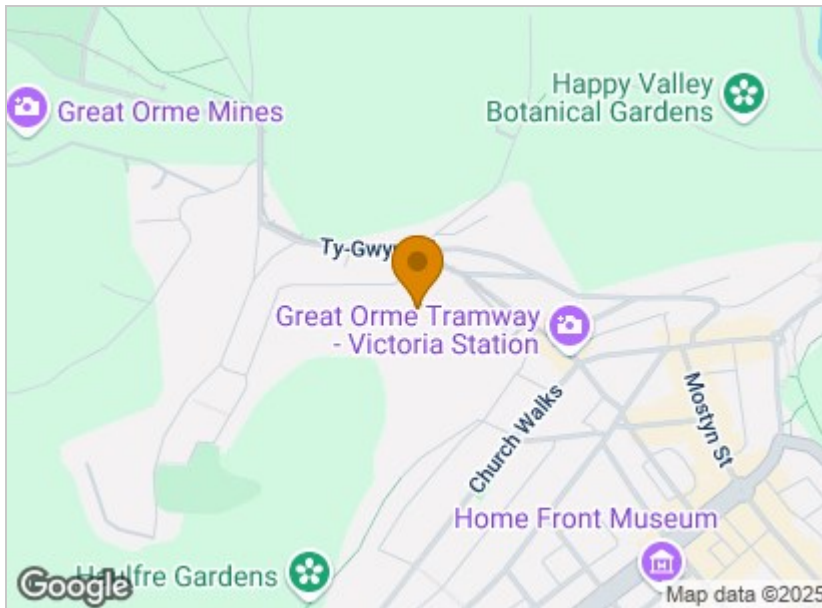
2ND FLOOR
262 sq.ft. (24.4 sq.m.) approx.



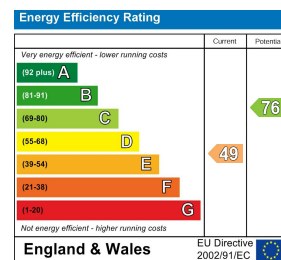
TOTAL FLOOR AREA: 1377 sq.ft. (127.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed north along Mostyn Street, through the roundabout with the Millennium Clock towards the Empire Hotel, take the road to the right hand side onto Ty-Gwyn Road, continue up to the traffic lights and turn left onto Llwynon Road and Rofft Place is on the left hand side.
A678 08/04/25 Rev 30/05/25

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.

