

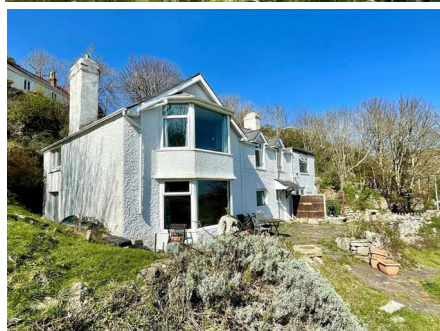
**Bryan Davies  
+ Associates**

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

**AUCTIONEERS  
●  
ESTATE AGENTS**

email: [llandudno@bdahomesales.co.uk](mailto:llandudno@bdahomesales.co.uk)

## Bron Berllan, Tyn Y Coed Road, Great Orme, Llandudno, Conwy, LL30 2JY



**Offers Over £415,000**

 4  3  3  D

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THIS UNIQUE DETACHED RESIDENCE WITH SEPARATE ANNEXE IS HIGH UP ON A HILL ON THE GREAT ORME WITH BEAUTIFUL PANORAMIC VIEWS DOWN INTO THE TOWN, THE BAY, THE LITTLE ORME AND THE MOUNTAINS BEYOND, WITHIN ½ A MILE OF LLANDUDNO TOWN WITH ITS ARRAY OF SHOPS, AMENITIES, NORTH SHORE PROMENADE AND PIER.

The versatile accommodation briefly comprises: MAIN HOUSE comprising; reception/dining hall; lounge with bay window; breakfast area leading to galley kitchen; ground floor three piece shower room; first floor – three large double bedrooms and three piece bathroom with overbath shower.

SEPARATE ANNEXE comprising: sitting room dressing room/bedroom 2 and three piece bathroom. A staircase leading to kitchen/breakfast room; bedroom one and utility area. This could be used for family or possibly letting.

The property features gas fired central heating to the main house and upvc double glazed windows to the whole of the property. Outside – hillside garden with lawn, flower beds, shrubs, trees, patios areas. The council own the driveway leading up to the property.

VIEWS VIEWS VIEWS

THE PROPERTY IS IN NEED OF SOME UPDATING

The accommodation comprises:

Timber door into:

DINING HALL 14'0" x 10'2" maximum (4.27m x 3.12m maximum)



Timber fireplace surround (not in use), sea views to front.

LOUNGE 21'5" x 14'8" (6.54m x 4.49m)



Radiator, large bay window with window seat, sea and Great Orme views.

GALLEY KITCHEN 15'9" x 6'9" (4.82m x 2.07m)



Wall, base and drawer units in gloss finish with wooden worktops, tiled splashbacks, composite single sink and drainer with mixer tap, unit housing 'Ideal' gas central heating boiler, space for 'Cookworks' gas range cooker with chimney style extractor above, space for fridge/freezer, patio door access to rear.

Opening to:

BREAKFAST AREA 10'9" x 7'1" (3.29m x 2.17m)

Space for automatic washing machine and dishwasher, radiator, storage cupboard.

SHOWER ROOM

Cubicle with electric shower, wash hand basin and w.c.

A staircase from the Dining Room leads to:

FIRST FLOOR LANDING

Radiator.



BEDROOM 1 16'5" x 15'1" (5.02m x 4.61m)



Large bay window with sea views over Llandudno Bay and surrounding countryside.

VIEW FROM BEDROOM 1



BEDROOM 2 10'1" x 16'1" (3.09m x 4.92m)



Storage cupboard, radiator, sea views over Llandudno Bay.

BEDROOM 3 11'6" x 12'1" maximum (3.53m x 3.70m maximum)



Wardrobe/storage, radiator, small loft hatch access.

FULLY TILED BATHROOM



Side panelled bath with electric shower over, pedestal wash hand basin and w.c., radiator, shelved storage cupboard.

VIEW FROM GARDEN





**SEPARATE ANNEXE**  
**EPC RATING D 55 - 91**

Upvc double glazed French doors into:

**SITTING ROOM 13'11" x 10'6" including staircase (4.26m x 3.21m including staircase)**



Understairs cupboard.

**ANNEXE DRESSING ROOM/BEDROOM 2 7'6" x 7'2" (2.31m x 2.19m)**

**BATHROOM**



Free standing claw footed bath with shower tap attachment, vanity wash hand basin, w.c., partial tiling, ladder style heated towel rail.

A staircase leads to:

**FIRST FLOOR**

**OPEN PLAN KITCHEN/DINER 11'6" x 14'11" maximum (3.53m x 4.55m maximum)**



Range of wall, base and drawer units with wooden worktops, space for gas cooker, instant hot water heater, space for fridge, extensive sea views across Llandudno Bay and Great Orme.

**ANNEXE BEDROOM 1 10'8" x 7'6" (3.27m x 2.29m)**



Built in shelving, storage cupboard housing space for freezer, space for automatic washing machine.

**OUTSIDE**



**FRONT GARDEN AND RAISED SIDE LAWN**



Steps lead up to paved seating area, decking area, large lawned area with paved pathways, stone wall boundaries and established trees and bushes, sea views over Llandudno Bay and over the Great Orme.

**PARKING BAY FOR ONE CAR**

The council own the driveway leading up to the property and there is a parking bay for the property.



#### TENURE

The property is held on a FREEHOLD tenure.

#### COUNCIL TAX BAND

COUNCIL TAX BAND Is 'F' obtained from  
[www.conwy.gov.uk](http://www.conwy.gov.uk)

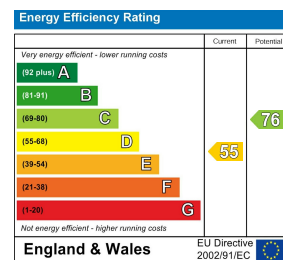


Total area: approx. 213.4 sq. metres (2297.0 sq. feet)

#### Area Map



#### Energy Efficiency Graph



#### Directions

From our Llandudno office proceed north along Mostyn Street, through the roundabout with the Millennium Clock onto Upper Mostyn Street, take the road to the right side of the Empire Hotel up the Great Orme, through the traffic lights, continue up to the next left to Tyn y Coed Road, the access to the property is 150 yards on the right hand side. A682 12/04/25 REV 30/09/25

**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: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

