

**Bryan Davies
+ Associates**

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

**AUCTIONEERS
●
ESTATE AGENTS**

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4 Somerset Street, Llandudno, Conwy, LL30 2LH



£220,000

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www.bdahomesales.co.uk

THIS ATTRACTIVE MID-TERRACED PROPERTY OFFERS WELL PROPORTIONED ACCOMMODATION THROUGHOUT AND OCCUPIES A CONVENIENT LOCATION WITHIN LLANDUDNO'S TOWN CENTRE, WITH ALL LOCAL SHOPS AND SERVICES WITHIN LEVEL WALKING DISTANCE. The town also has a train station nearby, local supermarket, post office, attractive promenade and the popular Venue Cymru Theatre. The property has double glazing and gas fired central heating and in brief comprises; 2 reception rooms; kitchen with shower off; four bedrooms; family shower room; separate wc and useful loft room. To the front there is a pretty garden and to the rear is an enclosed courtyard. A parking permit is available with the property.

The accommodation comprises:-

Timber entrance door into:

ENTRANCE PORCH

Tiled floor and timber door into:

ENTRANCE HALL

Radiator, laminate flooring.

LOUNGE 14'0" into bay x 10'9" (4.27m into bay x 3.28m)



Double glazed bay window, wooden fire surround with marble hearth and original inset open fire place, coved ceiling, cupboard housing electric meter, radiator.

DINING ROOM/ PRESENTLY USED AS A BEDROOM 14'9" x 10'4" (4.52m x 3.15m)



With double glazed bay window, wooden fire

surround with wood burning stove inset, laminate flooring, radiator.

KITCHEN 20'2" x 7'1" max (6.15m x 2.18m max)



A range of wall and base units with complementing work tops, tiled walls, stainless sink unit, two double glazed windows, plumbing for dishwasher, space for dryer, space for under counter fridge, wall mounted combination gas fired central heating and hot water boiler, tiled flooring and door into:



GROUND FLOOR SHOWER ROOM



With shower cubicle with shower over, pedestal wash hand basin, low flush wc and tiled floor.

Stairs leading to:

FIRST FLOOR LANDING



With large obscured sky light window, door giving access to steep stair case leading to useful loft room.

BEDROOM 1 11'5" x 8'5" (3.48m x 2.57m)



Fitted wardrobes, double glazed window, radiator.

BEDROOM 2 11'5" x 8'5" (3.48m x 2.57m)



Double glazed window, radiator.

BEDROOM 3 8'3" x 8'2" (2.54m x 2.51m)



Double glazed window, radiator.

BEDROOM 4 11'8" x 5'1" (3.56m x 1.57m)



Double glazed window, built-in storage cupboard, radiator.

SHOWER ROOM



3 piece suite comprising of shower cubicle, pedestal wash hand basin, low flush wc, tiled walls, 'Velux' window, laminate flooring and extractor fan.

SEPARATE WC

Obscured glass window to the rear, low flush wc, wash hand basin and tiled walls.

OUTSIDE



To the front of the property is a brick paved pathway leading to the front entrance. To the side of the property is a useful enclosed storage area for bins.

FRONT GARDEN



Lovely seating area with mature shrubs and plants.

REAR GARDEN



Secluded patio enclosed by high stone walling with a gate giving rear access.

TENURE

The property is held on a LEASEHOLD tenure over 2000 years from 1892.

GROUND RENT

Is £6.00 per annum.

COUNCIL TAX

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

Ground Floor

Approx. 53.0 sq. metres (570.0 sq. feet)



First Floor

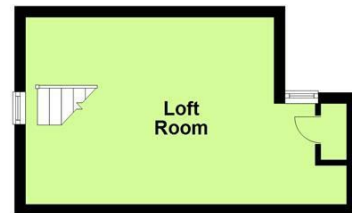
Approx. 54.0 sq. metres (580.9 sq. feet)



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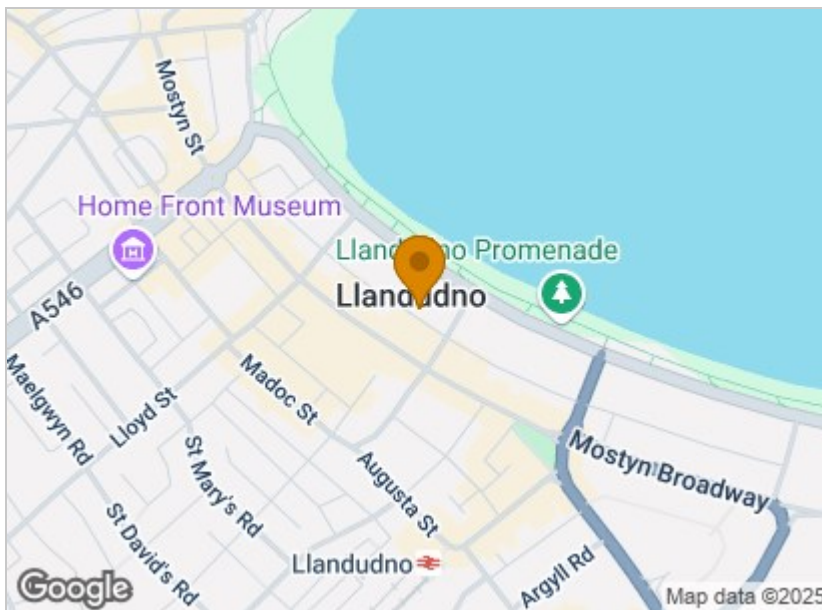
Second Floor

Approx. 18.0 sq. metres (193.7 sq. feet)

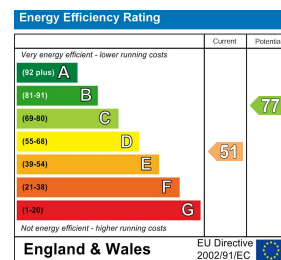


Total area: approx. 124.9 sq. metres (1344.7 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed left along Mostyn Street turn right into Cromwell Street, then turn left into Somerset Street and the property can be found on the right hand side. Ref A698 09/05/25 REV 15/05/25

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.

