

**Bryan Davies  
+ Associates**

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AUCTIONEERS  
●  
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58 Lloyd Street West, Llandudno, Conwy, LL30 2BN



No Onward Chain £168,500



[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)

THIS BEAUTIFULLY PRESENTED AND SPACIOUS TWO BEDROOM QUAD HOUSE is situated on the level within 150 yards of the Oval Cricket Ground, and within easy level walking distance to the local shops and West Shore Promenade, and approximately two thirds of a mile to Llandudno Town Centre. The property has been refurbished throughout by the present owner.

The accommodation briefly comprises:- front door to hall; re-fitted kitchen; open plan lounge/dining room; a staircase from the Lounge/Dining Room leads to the first floor landing; two bedrooms and a re-fitted bathroom with over bath shower. The property features gas fired central heating and upvc double glazed windows (most replaced over the last four years). Outside – rear garden with paved patio, seating areas, well stocked flower beds and one allocated parking space directly to the front of the property.

**The accommodation comprises:**

Side aspect double glazed front door to:

**HALL**

Wooden flooring.

Cloaks cupboard with electric, gas and water meters, shelving, laminate floor.

**RE-FITTED KITCHEN 12'3" x 6'6" (3.75m x 1.99m)**

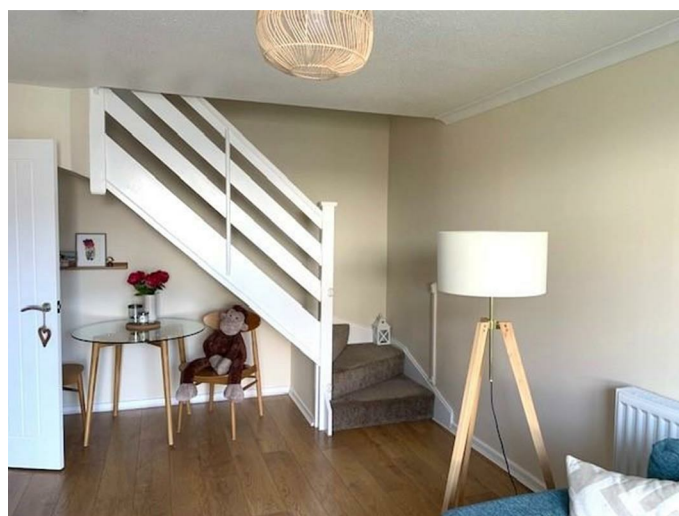


Re-fitted cream fronted base, wall and drawer units with round edge wood effect worktops incorporating single drainer sink unit with mixer tap, integrated 'Bosch' electric oven and four ring ceramic hob, cooker hood over, wall tiling, space for fridge/freezer, wood effect flooring, wall mounted 'Vaillant' gas fired combi central heating and hot water boiler (approximately 4 years old), spotlights, radiator, upvc double glazed window.

**OPEN PLAN LOUNGE/DINING ROOM 17'7" x 10'9" (5.36m x 3.29m)**



Including staircase, coving, T.V. and telephone point, fibre broadband, double radiator, laminate wood effect flooring, upvc double glazed sliding doors to rear garden.



A staircase from the Lounge/Dining Room leads to:

**FIRST FLOOR LANDING**

Linen cupboard with slatted shelving.



BEDROOM 1 14'0" x 9'1" (4.29m x 2.77m)



Built in wardrobe with hanging rails and shelving, access to roof space, radiator, upvc double glazed window.

BEDROOM 2 8'5" x 8'3" (2.57m x 2.52m)



Built in storage/wardrobe with hanging rail and shelving, double radiator, upvc double glazed window.

RE-FITTED BATHROOM



Re-fitted white suite comprising panel bath with mixer tap and mains shower over with side screen, pedestal wash hand basin and mixer tap, closed couple w.c., mirror, decorative lino flooring, double radiator, upvc double glazed window.

OUTSIDE

ONE ALLOCATED PARKING SPACE

To the front of the property.

REAR GARDEN



Side gated access, full width paved patio, outside tap, lawn, well stocked flower beds, shrubs, trees, seating areas.



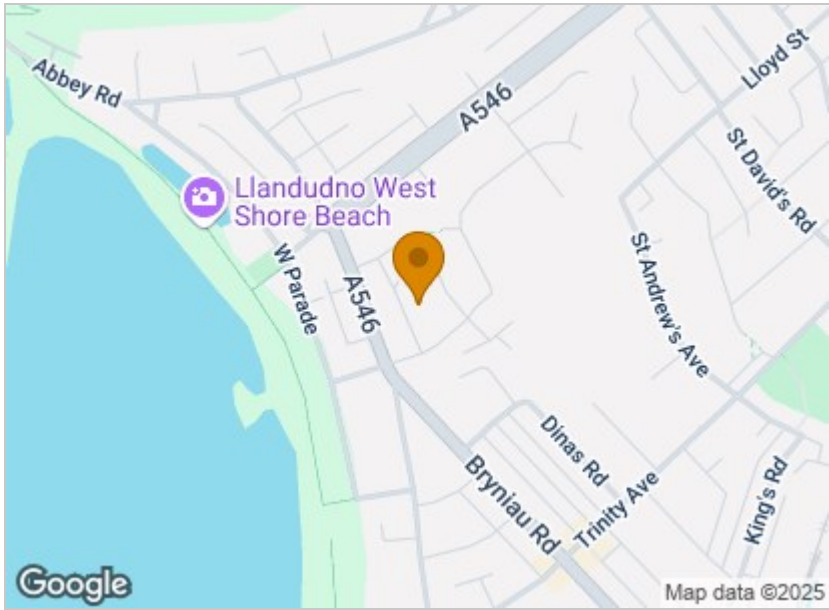
#### TENURE

The property is held on a FREEHOLD tenure.

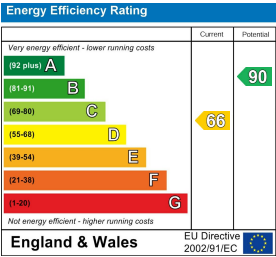
#### COUNCIL TAX BAND

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

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed north along Mostyn Street, at the roundabout at the Millennium Clock, turn left onto Gloddaeth Street, follow the road down to the West Shore, and at the mini roundabout, turn left, take the second left onto Lloyd Street West, first left and the property can be viewed on the right hand side within a 100 yards. A645 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.



For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.