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## Crud yr Awel, Llwynon Road, Great Orme, Llandudno, Conwy, LL30 2QF



**£215,000**



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



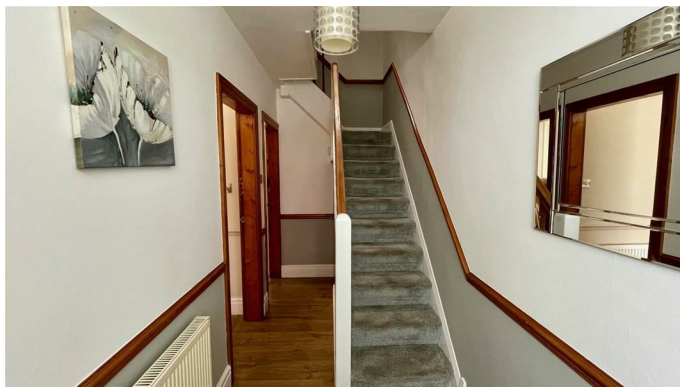
THIS IS A VERY NICELY PRESENTED THREE BEDROOM SEMI DETACHED HOME situated on the Great Orme with views from the front elevation into Llandudno Bay and the Little Orme, within easy access to local amenities including - Great Orme Trams, Copper Mines, Summit Complex, Ski Slope, Happy Valley, and within ¾'s of a mile of Llandudno Town Centre, promenade and Pier. The accommodation briefly comprises:- hall; lounge; open plan kitchen/dining room; first floor landing; 3 bedrooms and a modern 3-piece bathroom with Jacuzzi bath and overbath shower. The property features gas fired central heating from a combination boiler, upvc double glazed windows. Outside - easily maintained front garden, terraced rear garden with flowerbeds, shrubs, rockeries, decorative chippings, patio area, tool shed and timber garden shed.

The Accommodation Comprises:-

Steps up to CANOPIED ENTRANCE.

Double Glazed FRONT DOOR to:-

HALL



Dado rail, laminate flooring, understairs cupboard with electric meter, radiator.

LOUNGE 11'10" x 11'8" (3.63m x 3.57m )



Pine fire surround with Granite hearth, Victorian style open fire, dado rails, coving, laminate wood effect flooring, double and single radiator, upvc double glazed bay window with views.

OPEN PLAN KITCHEN/DINING ROOM 17'1" x 11'8" - maximum overall (5.22m x 3.58m - maximum overall)



DINING AREA



Pine fire surround with inglenook, pine display shelving, t.v point, telephone point, upvc double glazed window double radiator, double cupboard with plumbing for a washing machine, space for dryer, wall mounted 'Ideal' gas fired central heating and hot water boiler.

KITCHEN



With Cream fronted base, wall and drawer units with round edge worktops, inset single drainer sink unit and mixer tap, space for cooker, under unit lighting, upvc double glazed window, upvc double glazed door to the rear garden.

A staircase from the Entrance Hall leads to:-

FIRST FLOOR LANDING

Dado rails, ceiling light.



### BEDROOM 1 12'7" x 8'0" (3.86m x 2.46m)



Into bay plus built-in wardrobe with hanging rails and shelving with mirror fronted sliding doors, coving, upvc double glazed bay window, radiator. Views.



### BEDROOM 2 11'9" x 9'6" (3.60m x 2.91m)



Coving, upvc double glazed window, double radiator.

### BEDROOM 3 8'5" x 6'9" (2.59m x 2.06m)



Upvc double glazed window, radiator. Views.

### THREE PIECE BATHROOM



White suite comprising Jacuzzi bath (not wired in, it is disconnected) with mixer tap and 'Mira' shower over, pedestal wash hand basin and mixer tap, close coupled w.c, built-in cupboard with shelving, wall tiling, upvc double glazed window, radiator.

### OUTSIDE

#### FRONT GARDEN

With shrubs and slate pavings, seating area with views.

#### TERRACED REAR GARDEN



With flowerbeds, shrubs, rockeries, patio areas, outside storage and timber garden shed.



### TENURE - FREEHOLD

#### COUNCIL TAX BAND

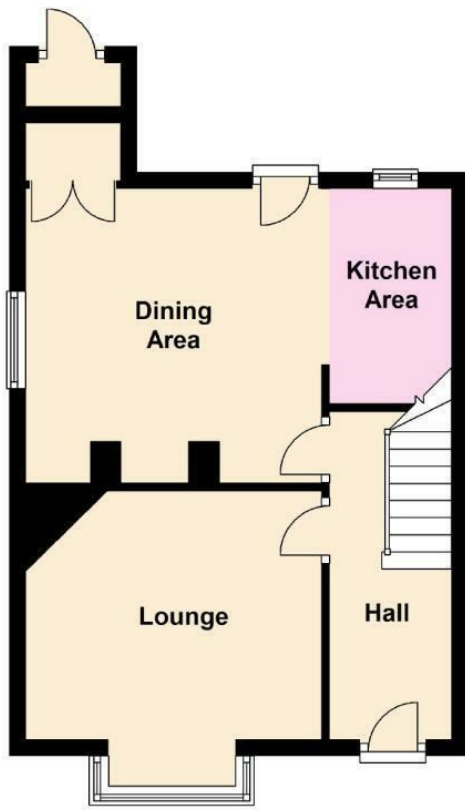
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#### AWATING ENERGY PERFORMANCE CERTIFICATE



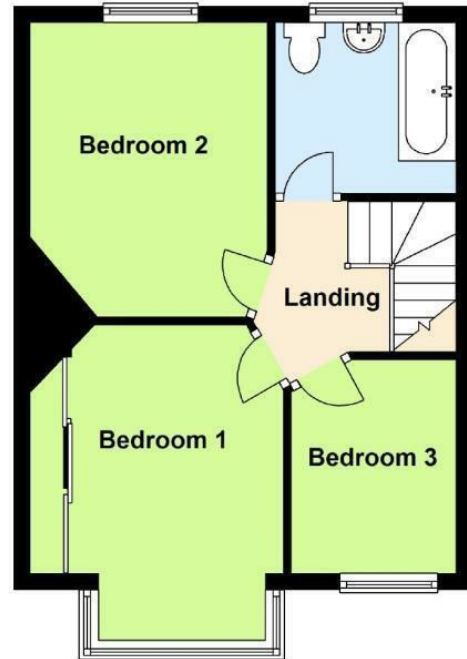
## Ground Floor

Approx. 37.1 sq. metres (399.9 sq. feet)



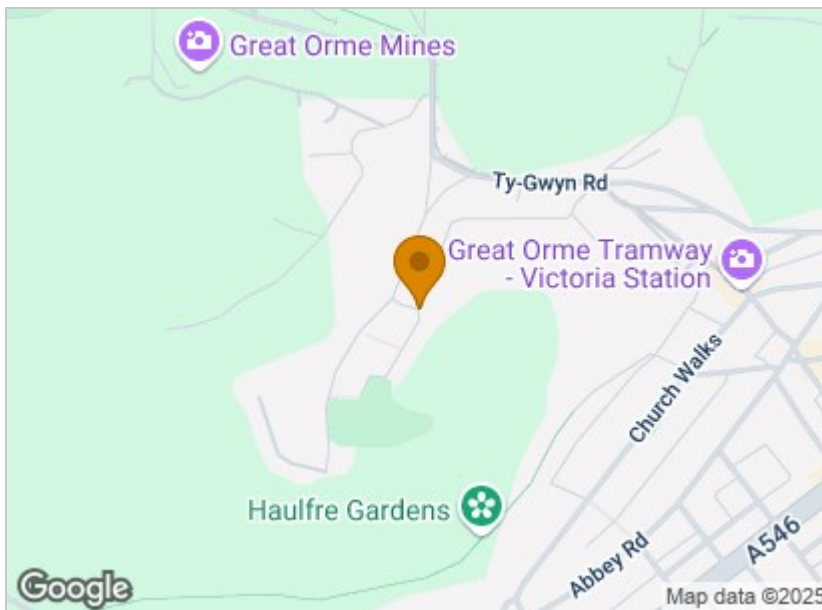
## First Floor

Approx. 36.2 sq. metres (390.0 sq. feet)



Total area: approx. 73.4 sq. metres (789.8 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Directions

From our Llandudno Office proceed north along Mostyn Street, through the roundabout with the millennium clock, continue along Upper Mostyn Street, take Ty-Gwyn Road to the right hand side of the Empire Hotel, up the Great Orme immediately at the traffic lights turn left onto Llwynon Road follow the road round and the property is on the right hand side within 300 yards. REF: A732 18/06/25

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.

