

**Bryan Davies  
+ Associates**

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

**AUCTIONEERS  
●  
ESTATE AGENTS**

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

## Coed Eryl, 13 Sylva Gardens South, Llandudno, Conwy, LL30 1EJ



**£575,000**

 5  2  4  D

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

THIS LOVELY CHARACTER FIVE BEDROOM DETACHED FAMILY HOME IS SITUATED IN AN EXTREMELY PLEASANT CUL DE SAC WITHIN EASY LEVEL WALKING DISTANCE OF THE LOCAL CRAIG Y DON SHOPS, PROMENADE, YSGOL CRAIG Y DON PRIMARY SCHOOL, YSGOL GOGARTH SCHOOL (Additional Learning Needs), CRAIG Y DON MEDICAL PRACTICE, VENUE CYMRU, NEAR QUEEN'S PARK AND APPROXIMATELY A MILE FROM LLANDUDNO.

The accommodation briefly comprises:- porch; reception hall; lounge with bay window; separate dining room; kitchen/breakfast room with a range of modern units and built in appliances; upvc double glazed conservatory; ground floor three piece shower room; first floor split landings with five bedrooms and a two piece bathroom with separate w.c. The property features upvc double glazed windows and gas fired central heating from a combination boiler. Outside – front garden with lawn, flower beds, shrubs, trees; drive for off road parking for several cars leads to a pre-fab concrete double garage; easily maintained rear garden with patio and decking.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED

**The accommodation comprises:**

Double glazed front door with leaded lights to:

#### ENTRANCE PORCH

Tiled floor, upvc double glazed window.

Inner glazed door to:

#### RECEPTION HALL



Telephone point, picture rails, understairs storage cupboard with light, double radiator, original 'Minton' tiled floor, double aspect upvc double glazed windows.

#### LOUNGE 15'1" x 12'10" (4.60m x 3.92m)



With feature deep coving, picture rails, inset multi fuel stove with tiled hearth, double radiator, upvc double glazed bow window, side aspect leaded double glazed window with deep display sill.

#### DINING ROOM 12'4" x 11'10" maximum (3.78m x 3.63m maximum)



Into upvc double glazed bow window, picture rails, deep coving, two wall light points, display mantle, double radiator.

**L-SHAPED OPEN PLAN KITCHEN/BREAKFAST ROOM**  
19'5" x 14'6" (5.92m x 4.42m)



**KITCHEN**

Fitted custom built oak base, wall and drawer display units with shelving, round edge worktops incorporating 'Belfast' style sink with mixer taps, integrated 'AEG' electric oven and microwave, five ring gas hob with stainless steel cooker hood over, integrated tall fridge with freezer compartment, wall tiling, plinth, spotlight, floor tiling, upvc double glazed windows with tiled deep display sills.

**BREAKFAST AREA**



Oak flooring, picture rails, T.V. point, double radiator, two side aspect upvc double glazed windows with deep display aspect.

Folding double glazed doors from Breakfast Area to:

**CONSERVATORY 12'11" x 8'8" (3.95m x 2.66m)**



Two wall lights points, wall mounted electric heater, upvc double glazed windows and opening lights, double opening doors to rear garden.



**GROUND FLOOR TILED 3 PIECE SHOWER ROOM**



White suite comprising double width shower stall with twin shower heads, corner wash hand basin, close couple w.c., ladder style towel rail, recessed downlighters, tiled floor, two double glazed windows with deep sills.



A staircase from the Reception Hall leads to:

**FIRST FLOOR ½ LANDING**

With split level staircase.

**FIRST FLOOR LANDING**

Picture rails, access to roof space.

**BEDROOM 1 15'7" x 13'5" (4.77m x 4.09m)**



Picture rails, T.V. point, decorative fire surround, double radiator, upvc double glazed window to front.



**BEDROOM 2 12'3" x 11'1" (3.75m x 3.39m)**



Picture rails, double radiator, upvc double glazed window to front.

**BEDROOM 3 12'2" x 9'1" (3.71m x 2.78m)**



Picture rails, double radiator, laminate flooring, side aspect upvc double glazed window.

**BEDROOM 4 10'5" x 9'1" (3.19m x 2.79m)**



Picture rails, radiator, side aspect upvc double glazed window.

**BEDROOM 5 9'0" x 8'9" maximum (2.75m x 2.67m maximum)**



Picture rails, double radiator, side aspect upvc double glazed window.

**TILED 2 PIECE BATHROOM**



White suite comprising curved bath with central mixer tap and shower attachment, pedestal wash hand basin, towel rail, radiator, wall panelling, tiled flooring, plastic cladding to ceiling with recessed downlights, airing cupboard with shelving housing 'Worcester' combi central heating and hot water boiler, shelving.

**TILED SEPARATE CLOSE COUPLE W.C.**

Tiled flooring, upvc double glazed window.

**OUTSIDE**

**FRONT GARDEN**

With lawn, mature flower beds, shrubs, trees.



#### DRIVEWAY

Provides off road parking for several cars and leads to:

**DETACHED DOUBLE GARAGE 18'2" x 16'0" (5.56m x 4.90m)**

Twin doors, power and light connected, side aspect door to rear garden.

#### REAR GARDEN



With full width paved patio/seating area, log store, hedging, outside tap, raised decked seating area, side and rear access gate.



#### TENURE

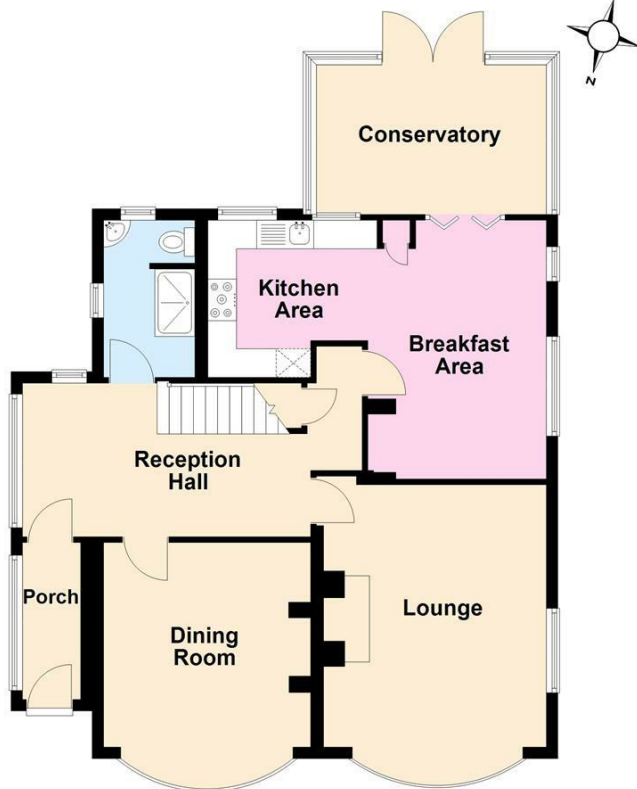
The property is held on a FREEHOLD tenure.

#### COUNCIL TAX BAND

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

## Ground Floor

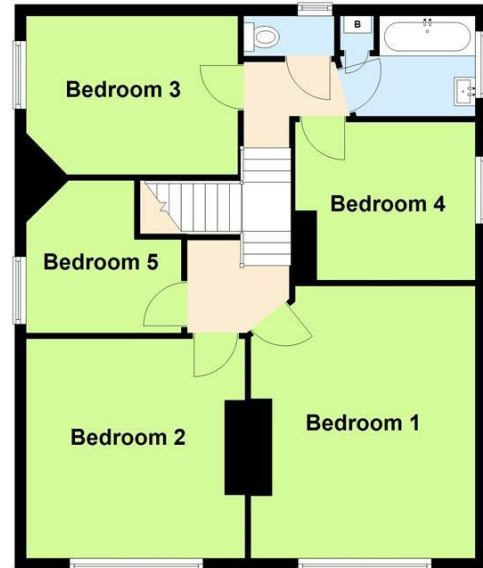
Approx. 90.9 sq. metres (978.6 sq. feet)



**Bryan Davies  
& Associates**

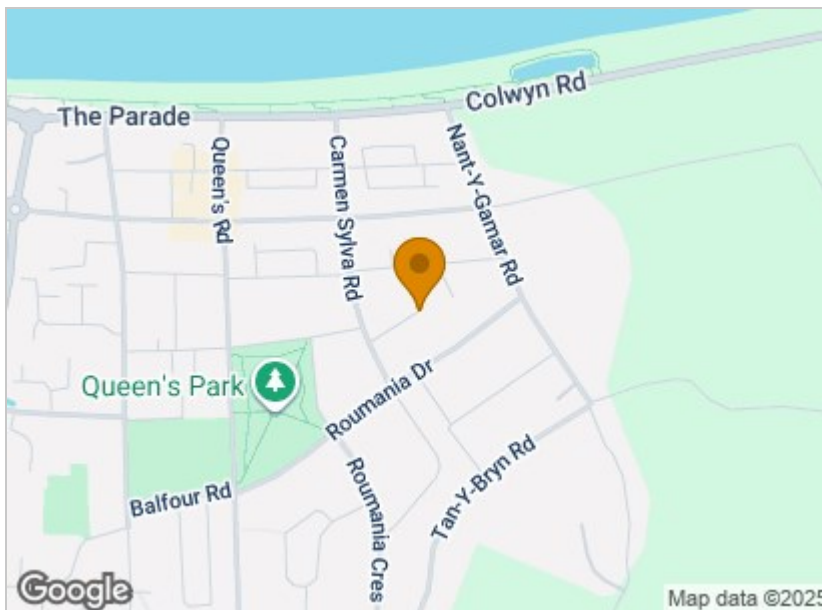
## First Floor

Approx. 74.7 sq. metres (804.5 sq. feet)

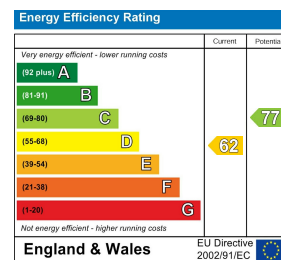


Total area: approx. 165.7 sq. metres (1783.1 sq. feet)

## Area Map



## Energy Efficiency Graph



## Directions

From the Llandudno Office proceed around the Premier Inn (Tudno Castle Hotel) heading for Craig y Don, through the roundabout onto Mostyn Avenue, take the 3rd turning on the right into Carmen Sylva Road, 2nd turning on the left into Sylva Gardens South and the property is on the right hand side with 70 yards. A731 17/06/25 Rev 30/06/25

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

