

**Bryan Davies
+ Associates**

**4 MOSTYN STREET
LLANDUDNO
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**AUCTIONEERS
●
ESTATE AGENTS**

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No Onward Chain £170,000

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www.bdahomesales.co.uk

THIS MID TERRACED HOME was built in the early 1970's on this popular development, close to the Town Centre, Schools, Promenade and all of Llandudno's amenities. The accommodation briefly comprises:- porch; freezer/boiler room; hall; lounge/dining room with sliding patio door to lean-to conservatory; kitchen; first floor landing; 3 bedrooms and a 3-piece bathroom with Jacuzzi bath and 'Mira' shower over the bath. The property features gas fired central heating and upvc double glazed windows. Outside - small front garden with shrubs and trees. Good sized rear garden with lawn, flowerbeds, shrubs, trees and garden shed. There is a garage in a separate block away from the house.

IN NEED OF UPDATING

AS WE ARE UNABLE TO TEST THE SERVICES AT THE PROPERTY WE CANNOT COMMENT ON THE WORKING STATUS OF THE HEATING AND ANY APPLIANCE

The Accommodation Comprises:-

Upvc Double Glazed FRONT DOOR to:-

PORCH

WALK-IN BOILER/FREEZER ROOM

With wall mounted gas fired central heating and hot water boiler, gas and electric meter, storage.

INNER GLAZED DOOR INTO:-

HALL

Under stairs storage area, double radiator.

LOUNGE/DINING ROOM 20'1" x 12'8" - maximum (6.14m x 3.87m - maximum)



2 double radiators, sliding upvc double glazed doors to:-



CONSERVATORY 11'0" x 7'5" (3.36m x 2.27m)



Upvc double glazed windows with opening lights, 2 wall mounted electric 'Delanghi' heaters, upvc double glazed door to rear garden.

KITCHEN 10'4" x 7'8" (3.17m x 2.35m)



Fitted range of White fronted base, wall and drawer units with round edge worktops, single drainer sink unit, plumbing for a washing machine, wall tiling, upvc double glazed windows, double radiator.

A staircase from the Entrance Hall leads to:-

FIRST FLOOR LANDING

Access to roof space.

BEDROOM 1 11'8" x 10'5" (3.57m x 3.18m)



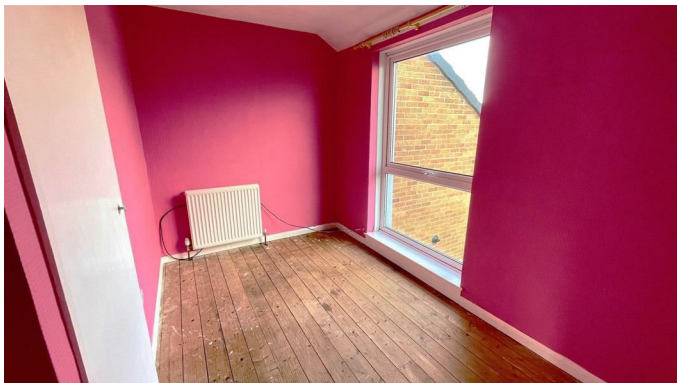
Built-in double wardrobe with hanging rail and shelving, upvc double glazed window, double radiator.

L-SHAPED BEDROOM 2 9'8" x 9'4" - maximum (2.97m x 2.85m - maximum)



Upvc double glazed window, double radiator.

BEDROOM 3 10'5" x 6'7" (3.19m x 2.01m)



Built-in single wardrobe with hanging rail and shelving, upvc double glazed window, double radiator.

3-PIECE BATHROOM



White suite comprising shaped Jacuzzi bath with mixer tap, electric 'Mira' shower over and shower screen, pedestal wash hand basin and mixer tap, close coupled w.c, plastic wall cladding, floor tiling, upvc double glazed window, double radiator.

OUTSIDE

FRONT GARDEN

With shrubs, flowerbeds, trees.

REAR GARDEN



With lawn, flower borders, hedging, timber garden shed, paving. Rear pedestrian access.

SINGLE CAR GARAGE

In a separate block. No. 29 with parking to the front of the garage.

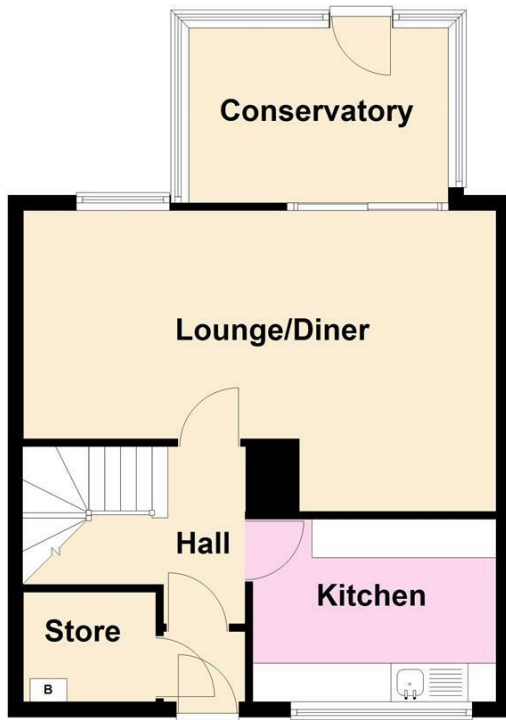
TENURE -
FREEHOLD

COUNCIL TAX BAND

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

Ground Floor

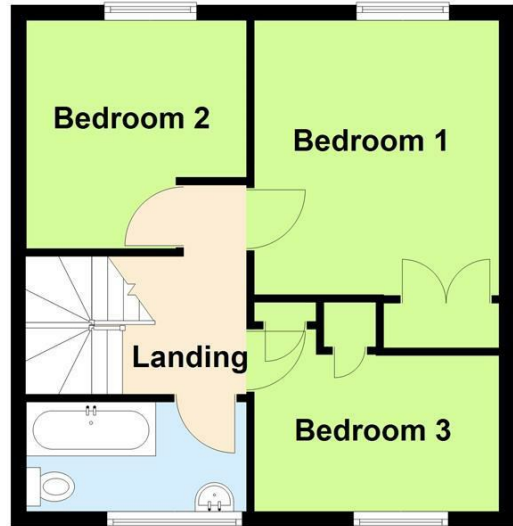
Approx. 47.1 sq. metres (507.3 sq. feet)



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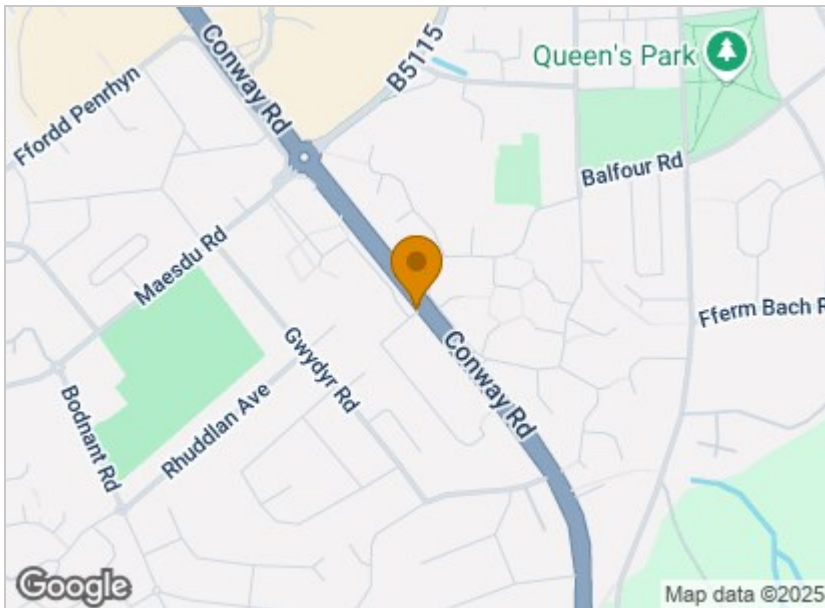
First Floor

Approx. 39.2 sq. metres (421.4 sq. feet)

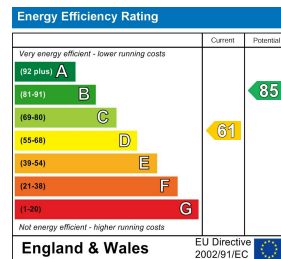


Total area: approx. 86.3 sq. metres (928.7 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed around the Tudno Castle Premier Inn Hotel, keeping in the right hand lane around Parc Llandudno filing into the left hand lane to go out of town, up to the roundabout by the Links Hotel, take the third exit onto Maesdu Road, first left into Lon Cymru, follow the road along for approximately 250 yards turn right into Lon Gwalia and the property is in the second block on the left hand side. Ref: A700 14/07/25 REV 17/07/25

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.

