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+ Associates**

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**AUCTIONEERS
●
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No Onward Chain £169,950

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www.bdahomesales.co.uk

THIS BEAUTIFULLY PRESENTED AND UPDATED MID TERRACED HOME IS SITUATED ON THE LEVEL WITHIN YARDS OF A LOCAL MINI MARKET AND CLOSE TO BOTH NORTH WALES AND MAESDU GOLF COURSES AND THREE QUARTERS OF A MILE OF LLANDUDNO TOWN CENTRE. The accommodation briefly comprises:- Hall; Lounge with bay window and arch to dining room; Kitchen with range of modern units, built in oven, hob and cooker hood; First floor landing; 2 double sized bedrooms and a small single/ cot room; modern 3 piece bathroom with over bath shower; property features gas fired central heating, upvc double glazed windows; outside rear courtyard with garden shed.

NEW ROOF AUGUST 2025

The accommodation comprises:

CANOPIED ENTRANCE

Upvc double glazed FRONT DOOR to :-

HALL

Decorative tiled floor, radiator.

LOUNGE 14'2" x 10'7" (4.32m x 3.25m)



Into Upvc double glazed bay window, fire recess, electric meter box, radiator, arch through to:-

DINING ROOM 13'5" x 9'11" (4.10m x 3.04m)



Two built in double storage cupboards with shelving, telephone point, coving, wood laminate flooring, radiator, under stairs storage cupboard, radiator.



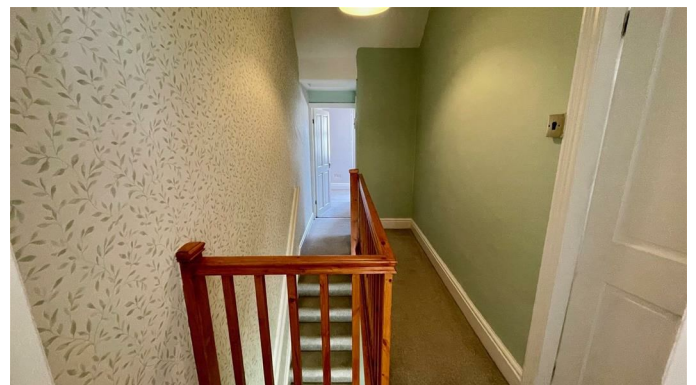
DOUBLE ASPECT KITCHEN 12'9" x 8'2" (3.91m x 2.49)



Fitted range of Grey fronted base wall and drawer units with under unit lighting and wood effect worktops, inset electric oven and 4 ring 'Neff' gas hob and cooker, hood over inset single drainer sink unit and mixer tap, plumbing for washing machine and space for drier, large corner carousel cupboard and tall pull out cupboard, decorative wall tiling, space for fridge/freezer, wood effect flooring, cupboard housing 'Worcester' combination central heating and hot water boiler, upvc double glazed door to rear courtyard.

A staircase from the entrance hall leads to:-

FIRST FLOOR LANDING



Access to roof space.

BEDROOM 1 14'5" x 12'3" (4.41m x 3.75m)



Telephone point, two Upvc double glazed windows to front, radiator.



BEDROOM 2 11'5" x 9'1" (3.49m x 2.77m)



Upvc double glazed window to rear, radiator.

BEDROOM 3 8'7" x 5'6" (2.62m x 1.70m)



Upvc double glazed window to rear, radiator.

TILED 3 PIECE BATHROOM IN WHITE



Comprising P-shaped bath with mixer tap and shower screen, "Triton" electric shower over pedestal wash hand basin and mixer tap, close coupled wc, ladder style towel rail, floor tiling, upvc double glazed window.

OUTSIDE

Enclosed walled rear courtyard/ seating area, timber garden shed, rear pedestrian access.

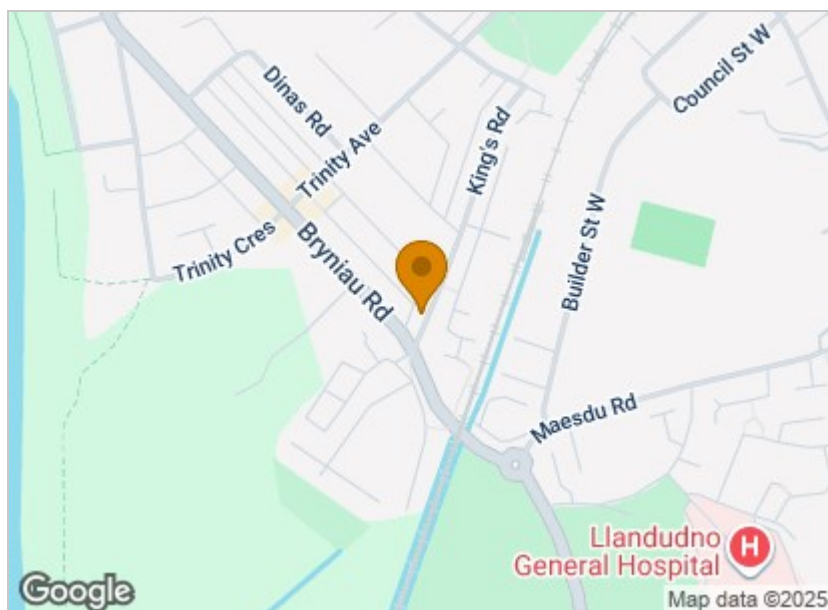
COUNCIL TAX

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

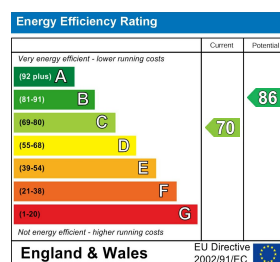
TENURE

The property is held on a FREEHOLD tenure.

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed north up Mostyn Street, first left into Trinity Square, through the traffic lights onto Trinity Avenue heading down towards West Shore, take the 6th turning on your left onto Mowbray Road, at the end of the road turn right onto Alexandra Road and the property is on your right hand side. REF: A691 08/05/25 REV 27/10/25

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.

