

**Bryan Davies
+ Associates**

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

**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

73 Llys Onnen, Llandudno Junction, Conwy, LL31 9EZ



No Onward Chain £287,500

 3  2  1  C

www.bdahomesales.co.uk

THIS LOVELY MODERN CIRCA 2009 DETACHED THREE BEDROOM FAMILY RESIDENCE IS SITUATED ON THIS POPULAR DEVELOPMENT WITHIN ¼'S OF A MILE OF LLANDUDNO JUNCTION SHOPPING, with Tesco, Iceland, Asda and the mainline railway station and easy access of the link road leading to the A55, 3 miles of Llandudno. The accommodation briefly comprises:- front door to porch; inner door to lounge; open plan kitchen/dining room with built in appliances; 2 piece cloakroom; first floor landing; principal bedroom with en-suite 3 piece shower room; two further bedrooms and a family bathroom with over bath shower. The property features gas fired central heating, recently fitted upvc triple glazed windows to the front and rear of the property. Outside, small garden to the front with off road parking for up to three cars leads to a single car garage, landscaped rear garden with lawn, flower beds, shrubs and patio area.

THE PROPERTY IS SUBJECT TO A GREEN BELT CHARGE OF APPROXIMATELY £130 PER ANNUM FOR 2025 TO COVER COMMON GREEN AREAS OF THE DEVELOPMENT

INTERNAL INSPECTION THOROUGHLY RECOMMENDED

The accommodation comprises:-

Decorative Double Glazed FRONT DOOR

With feature leaded lights to:-

PORCH

Tiled floor, radiator, oak door to:-

LOUNGE 13'6" x 10'10" (4.14m x 3.31m)



Wall mounted electric pebble effect fire, gas fire point, tv point, fibre to the property, double radiator, upvc triple glazed window to the front.



2 PIECE CLOAKROOM



With wash hand basin and tiled splashback, close coupled wc, upvc double glazed window, radiator.

OPEN PLAN KITCHEN/ DINING ROOM 19'5" x 9'6" (5.93m x 2.92m)



Triple glazed window.

KITCHEN

With cream fronted base, wall and drawer units with round edge worktops and uprights, inset single drainer sink unit with mixer taps, integrated 'Zanussi' electric oven and 6 ring gas hob with stainless steel splashback and 'Zanussi' cooker hood, integrated 'Hotpoint' washing machine and fridge/ freezer, cupboard housing 'Ideal' central heating and hot water boiler, floor tiling, recessed downlighters, built in storage cupboard with shelving.

DINING AREA



With double opening upvc double glazed doors to rear garden, double radiator.

A staircase from the hallway leads to:-

FIRST FLOOR LANDING

With upvc double glazed landing window. Access to loft space. Airing cupboard with hot water tank and shelving, radiator.

BEDROOM 1 11'2" x 10'5" min (3.42m x 3.18m min)



Upvc triple glazed window to rear, radiator.

3 PIECE EN-SUITE SHOWER ROOM



Tiled shower stall with electric shower, pedestal wash hand basin and mixer tap, close coupled wc, wall and floor tiling, display shelving, shaver point, extractor, upvc triple glazed window, radiator, recessed downlighters.

BEDROOM 2



Upvc triple glazed window, radiator.

BEDROOM 3



Upvc triple glazed window to rear, radiator.

3 PIECE BATHROOM



White suite comprising pedestal basin and mixer tap, electric 'Triton' shower over, pedestal wash hand basin, close coupled wc, wall and floor tiling, upvc triple glazed window, recessed downlighters, radiator.

OUTSIDE

FRONT GARDEN

Double width tarmac driveway with hedging and decorative chippings provides parking for up to 3 cars leads to:-

GARAGE 15'8" x 8'2" (4.79m x 2.49m)

Up and over door, light and power connected.

REAR GARDEN



Enclosed landscaped rear garden with lawns, shrubs, trees, rockery, pavings, paved seating area, storage areas, full width paved patio, outside tap, side gated access.



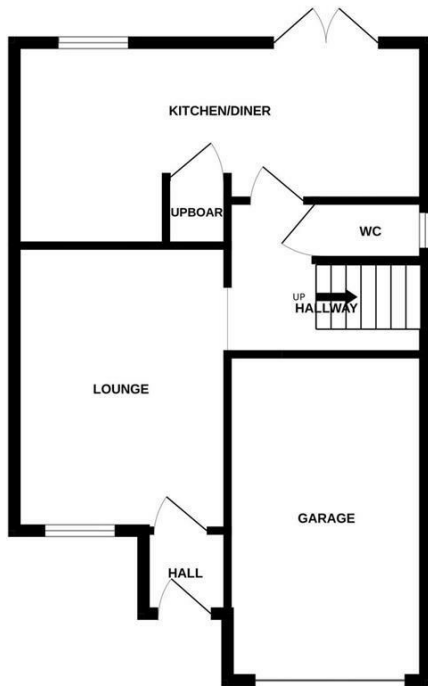
COUNCIL TAX

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

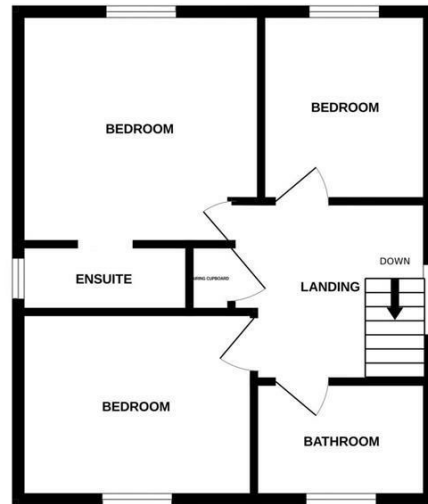
TENURE

The property is held on a FREEHOLD tenure.

GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



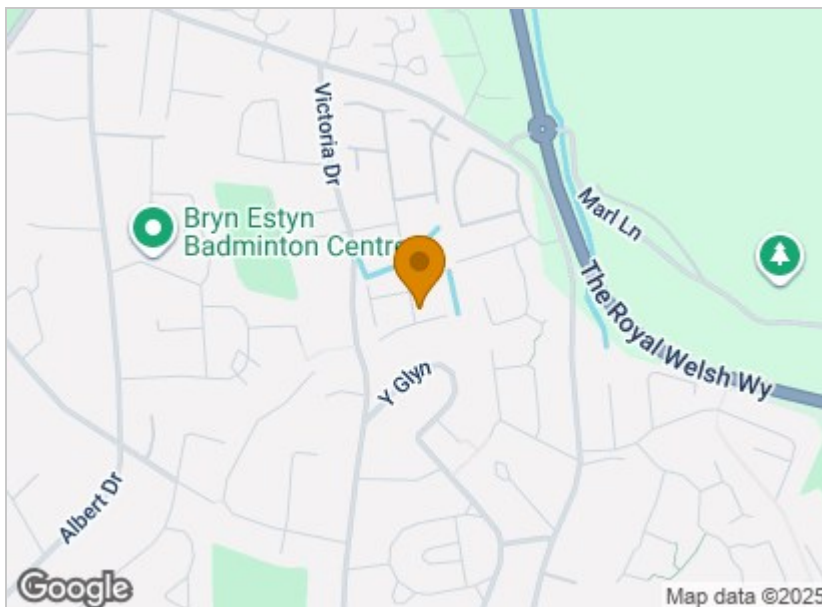
1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



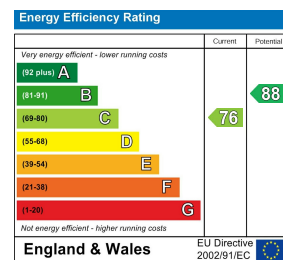
TOTAL FLOOR AREA : 980 sq.ft. (91.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Area Map



Energy Efficiency Graph



Directions

From Llandudno Junction Railway Station proceed towards Conwy, after the mini-roundabout turn right onto Victoria Drive for approximately ½ a mile, turn right onto Llys Onnen, first right and continue down the road and the property is on the left hand side within 120 yards Ref A777 04/09/25 Rev 16/10/25

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.

