

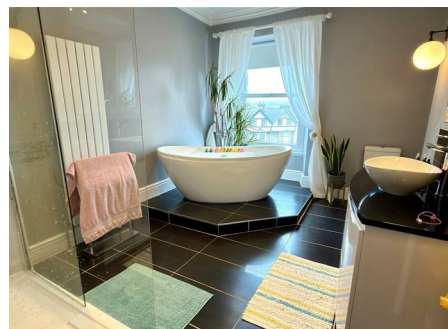
**Bryan Davies
+ Associates**

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

**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

12 Church Walks, Llandudno, Conwy, LL30 2HG



£475,000

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www.bdahomesales.co.uk

THIS BEAUTIFULLY UPDATED AND SPACIOUS MID TERRACED LATE VICTORIAN FOUR STOREY FAMILY SIZED HOME IS IDEAL FOR MULTI-GENERATIONAL LIVING WITH PLENTY OF ROOM FOR THREE GENERATIONS. Situated within easy walking distance of The Great Orme Tramway, Promenade, Pier and all of Llandudno's amenities. The accommodation briefly comprises:- upper ground floor with lounge; bedroom and en-suite 3-piece shower room; first floor; 3 double bedrooms and a 4-piece bathroom including a large shower stall and a free standing bath; second floor; bedroom; dressing room and en-suite plus a suite comprising:- sitting room; kitchenette; bedroom and en-suite 3-piece shower room; lower semi basement garden level there is a large sitting room with access to the front; kitchen/dining room with modern units and appliances and French doors to a courtyard; utility room; 2 piece cloakroom; family room with patio doors to a small patio area. The property features gas fired central heating. The property is held on Leasehold Tenure over a term of 2000 years.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED

STILL RETAINING MANY ORIGINAL FEATURES AND CHARACTER

IN THE CONSERVATION AREA

The Accommodation Comprises:-

Steps to front up to:-

GLAZED FRONT DOOR

And light to:-

HALL

Coving, laminate flooring, recessed down lighters, radiator.

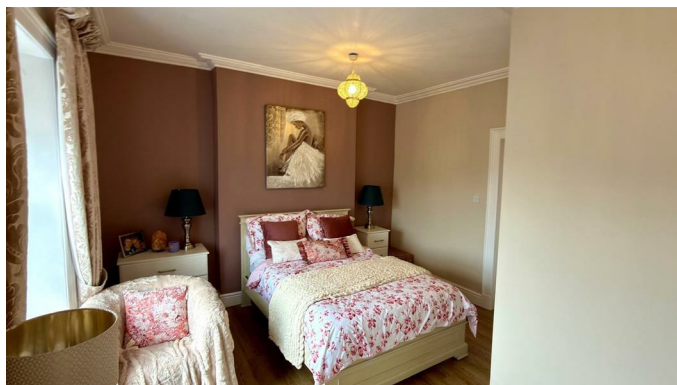
LOUNGE 14'9" x 13'8" (4.51m x 4.18m)



Plus single glazed bay window with sash windows, marble fire surround and granite hearth with inset gas coal effect fire, coving, laminate flooring, cornice, radiator.



BEDROOM 1 12'10" x 9'0" (3.93m x 2.75m)



Coving, laminate flooring.

DRESSING AREA 7'8" x 7'8" (2.36m x 2.34m)

Plus built-in triple wardrobes and top cupboards, 2 glazed window to the rear, 2 radiators.

EN-SUITE TILED 3-PIECE SHOWER ROOM



With decorative tiling, double width shower with side screen, mains shower with twin heads including drench shower, vanity wash hand basin, close coupled w.c, extractor, floor tiling.

A staircase from the Entrance Hall leads to:-

FIRST FLOOR LANDING

Built-in double linen cupboard with top cupboards, laminate flooring.

BEDROOM 2 11'7" x 10'9" (3.55m x 3.29m)



Plus built-in triple wardrobes and top cupboards, laminate flooring, radiator, glazed sash window to front

BEDROOM 3 14'1" x 7'6" (4.31m x 2.31m)



Laminate floor, glazed sash window to the front, double radiator.

BEDROOM 4 12'10" x 8'9" (3.92m x 2.67m)



Laminate flooring, coving, double radiator, glazed sash window to the rear with distant hillside views, coving.

4-PIECE BATHROOM



White suite comprising doubled width shower with mains shower and twin shower heads including Drench shower, freestanding bath on platform with mixer tap and shower attachment, vanity wash hand basin with tiled splashback and mixer tap, close coupled w.c, 2 wall light points, vertical radiator, coving, recessed down lighters, sash window to the rear, ladder style towel rail.



Staircase to:-

SECOND FLOOR LANDING

Velux double glazed skylight window, recessed down lighters, laminate flooring.

BEDROOM 5 13'10" x 9'4" (4.22m x 2.86m)



Access to roof space, laminate flooring, radiator.

EN-SUITE DRESSING ROOM 9'2" x 8'8" (2.80m x 2.66m)

Including built-in double storage cupboard with shelving, laminate flooring, glazed window to front, radiator.

EN-SUITE TILED 3-PIECE SHOWER ROOM



With double shower stall, mains shower with twin shower heads, vanity wash hand basin, close coupled w.c, floor tiling, extractor.

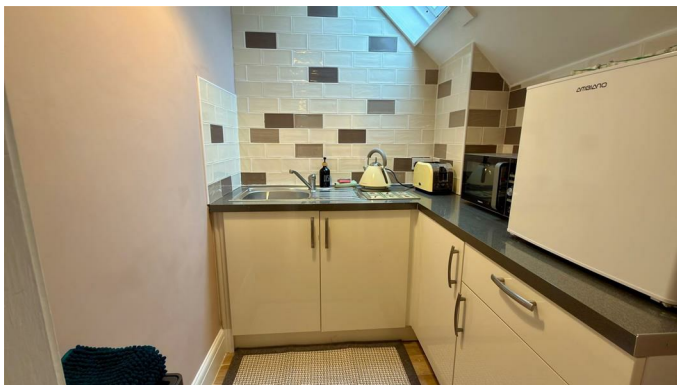
A SEPARATE SUITE TO THE TOP FLOOR COMPRISES:-

SITTING ROOM 12'11" x 9'0" (3.94m x 2.76m)



Sash window to the rear, double radiator.

KITCHENETTE 6'2" x 5'6" (1.90m x 1.68m)



Range of gloss Cream fronted units with sparkle worktops, inset single drainer sink unit and mixer tap, velux double glazed skylight window, tile effect flooring.

BEDROOM PLUS EN-SUITE 9'5" x 8'6" (2.88m x 2.61m)

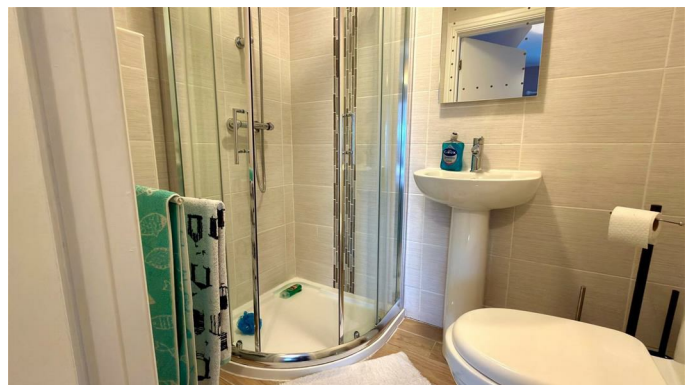


Part sloping ceiling, laminate flooring, glazed sash window to the rear, radiator.

VIEW FROM BEDROOM



EN-SUITE TILED 3-PIECE SHOWER ROOM



Comprises corner shower stall, pedestal wash hand basin, close coupled w.c, mirror with light, extractor, tile effect flooring.

A STAIRCASE FROM THE HALL LEADS DOWN TO LOWER FLOOR /SEMI BASEMENT GARDEN LEVEL consisting of:-

Understairs storage cupboard with wall mounted system 'Keston' gas fired central heating boiler serving the heating and hot water and cylinder tank, tiled floor.

SITTING ROOM 17'7" x 13'1" (5.36m x 4.00m)



Feature Cast Iron fire surround, t.v. point, display shelving, double cupboard with fuse board and louvre doors, tile effect flooring with under floor heating, coving, recessed down lighters to ceiling, glazed door to steps up to front courtyard area.

OPEN PLAN KITCHEN/BREAKFAST/DINING ROOM 17'11" x 12'9" (5.48m x 3.89m)



Extensively fitted Cream fronted base, wall, drawer and glass fronted display units with matching central island and sparkle worktops and breakfast bar area, under unit lighting, space for cooking range and cooker hood over, inset single drainer sink unit with mixer tap, integrated fridge/freezer, dishwasher, coving, tile effect flooring with under floor heating, double upvc double glazed doors and sidelights to the rear courtyard, Inglenook with exposed stone.



UTILITY ROOM 7'10" x 7'3" (2.41m x 2.21m)

With Cream base and wall units with sparkle worktops, single drainer sink unit, plumbing for automatic washing machine, space for freezer, coving, upvc double glazed window, tiled flooring with under floor heating

SEPARATE 2-PIECE TILED WASH ROOM

Washroom, recessed down lighter, upvc double glazed window.

FAMILY ROOM 14'3" x 13'0" (4.35m x 3.97m)



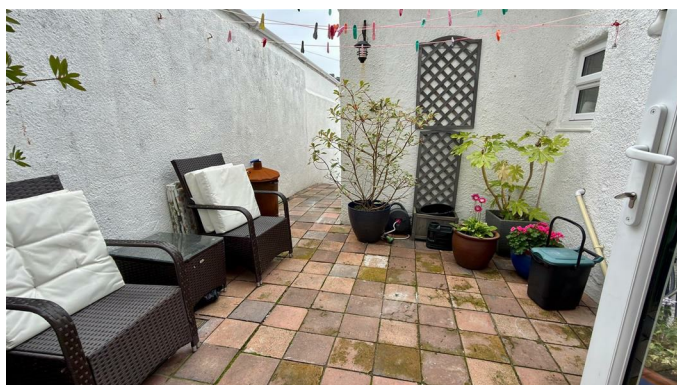
Coving, tiled flooring with under floor heating, recessed down lighters, double opening doors and sidelights to:-

PATIO OFF THE FAMILY ROOM



OUTSIDE

TILED COURTYARD/PATIO AREA



With outside lighting and steps giving rear pedestrian access.

FRONT GARDEN



Enclosed with seating area with wrought iron railings.

TENURE:-

Is held on LEASEHOLD TENURE over a 2000 year term from 30th November, 1901 to 30th November 3901 - with a Ground Rent of £10.00 per annum.

COUNCIL TAX BAND

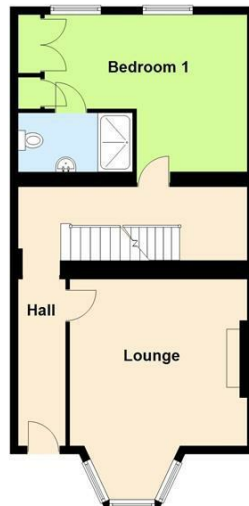
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Lower Floor
Approx. 87.5 sq. metres (942.3 sq. feet)

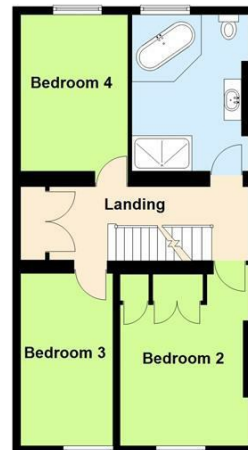


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Ground Floor
Approx. 64.5 sq. metres (693.9 sq. feet)



First Floor
Approx. 62.1 sq. metres (668.5 sq. feet)

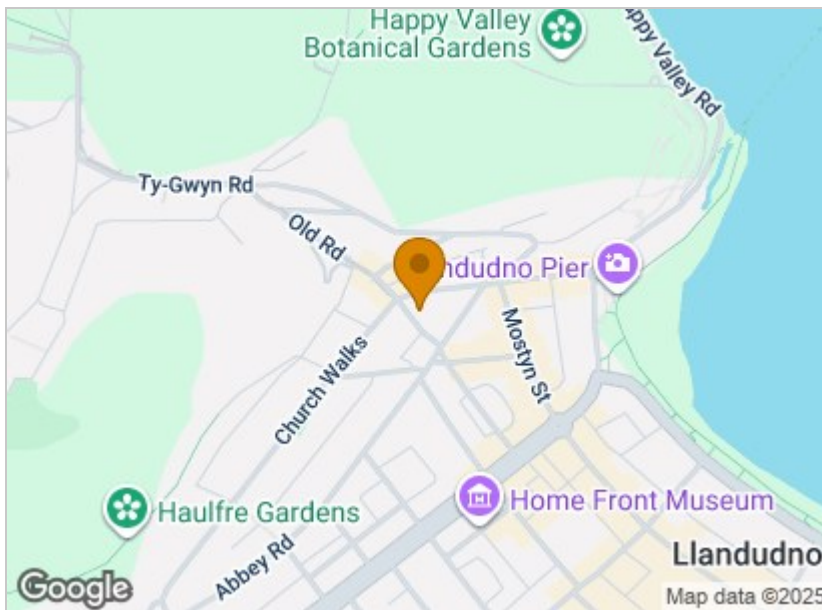


Second Floor
Approx. 62.0 sq. metres (667.1 sq. feet)

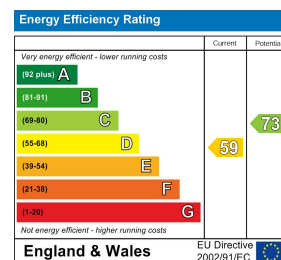


Total area: approx. 276.1 sq. metres (2971.7 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed north along Mostyn Street to the roundabout with the millennium clock, continue on to Upper Mostyn Street, at the top of the road at the Empire Hotel turn left onto Church Walks and the property can be viewed on the left hand side within 100 yards. REF: A790 14/10/25

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.

