

**Bryan Davies
+ Associates**

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**AUCTIONEERS
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No Onward Chain £339,950



www.bdahomesales.co.uk

THIS MODERN c2000 DETACHED THREE BEDROOM FAMILY RESIDENCE IS SITUATED IN THIS SMALL CUL DE SAC ABUTTING THE OVAL CRICKET GROUND WITHIN ½ A MILE LEVEL WALKING DISTANCE OF LLANDUDNO TOWN CENTRE AND THE WEST SHORE PROMENADE.

The accommodation briefly comprises:- entrance hall; two piece cloakroom; lounge; open plan kitchen/dining room and patio door leads to upvc double glazed conservatory; first floor landing; principal bedroom with four piece shower room ensuite including bidet; two further good sized bedrooms and three piece bathroom. The property features gas fired central heating from a combination boiler and upvc double glazed windows. Outside – a shared block paved driveway for off road parking leads to a good sized single car garage (5.66m x 3.38m - 18'7" x 11'1"); rear garden with lawn and shrub borders abutting The Oval Cricket Ground, and next to Canolfan Deulu Eryl Wen Family Centre.

The accommodation comprises:

CANOPIED ENTRANCE

Double glazed leaded front door to:

ENTRANCE HALL



Cloaks cupboard with light, telephone point, double radiator, laminate flooring.

2-PIECE CLOAKROOM



Comprising corner wash hand basin with tiled splashback and close coupled w.c., extractor, slate effect tile floor, upvc double glazed window.

LOUNGE 13'8" x 5'1" (4.18m x 1.55m)



Fireplace with marble back and hearth, electric fire, fire surround with display mantle, T.V. point, double radiator, laminate flooring.

Double opening glazed doors through to:

OPEN PLAN KITCHEN/DINING ROOM



DINING AREA 9'6" x 9'4" (2.92m x 2.85m)



Double radiator, laminate flooring, upvc double glazed sliding doors to:

CONSERVATORY 9'0" x 8'4" (2.75m x 2.56m)



T.V. point, slate effect tile floor, double glazed window with opening lights, upvc double glazed doors to rear garden.

KITCHEN AREA 11'7" x 9'6" (3.55m x 2.91m)

Fitted range of wall, drawer and base units with round edge worktops incorporating single drainer sink unit and mixer tap, electric oven and gas hob with stainless steel canopy over, integrated larder fridge, dishwasher, freezer, wall mounted 'Ideal' combi central heating and hot water boiler, wall tiling, lino flooring, recessed downlighters to ceiling, upvc double glazed windows and upvc double glazed door to rear garden.



A staircase from the Entrance Hall leads to:

FIRST FLOOR LANDING

Access to roof space, double radiator, upvc double glazed window.

PRINCIPAL BEDROOM 14'4" x 9'3" minimum (4.39m x 2.82m minimum)



Built-in storage cupboard with hanging rail, double radiator, upvc double glazed window to front.

4-PIECE SHOWER ROOM EN-SUITE



White suite comprising tiled shower with 'Mira' electric shower, pedestal wash hand basin with shaver light, close coupled w.c. bidet, large linen cupboard with shelving and light, extractor, tile effect flooring, upvc double glazed window.

BEDROOM 2 10'8" x 9'7" (3.27m x 2.94m)



Double radiator, upvc double glazed window to rear.

BEDROOM 3 9'10" x 8'2" (3.00m x 2.49m)



Double radiator, upvc double glazed window.

VIEW FROM BEDROOM 3



3-PIECE BATHROOM



White suite comprising panel bath with mixer tap and shower attachment, close coupled w.c., pedestal wash hand basin with shaver light, wall tiling, radiator, tile effect flooring, upvc double glazed window.

OUTSIDE

FRONT GARDEN

With lawn, flower beds, shrubs and trees.

SHARED BLOCK PAVED DOUBLE WIDTH DRIVEWAY

Leads to:

DETACHED GARAGE 18'6" x 11'1" (5.66m x 3.38m)

With up and over door, light, power and water connected, plumbing for an automatic washing

machine, side personal door, upvc double glazed window.

REAR GARDEN



Abutting The Oval Cricket Ground with lawned area with mature shrubs and trees, paved patio and pathway, outside tap.



TENURE

The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

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

Ground Floor

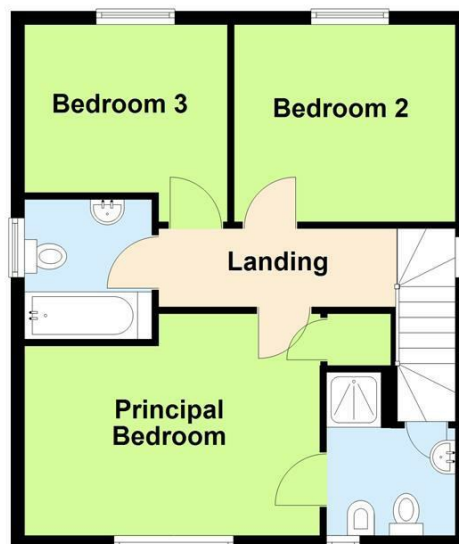
Approx. 56.0 sq. metres (603.0 sq. feet)



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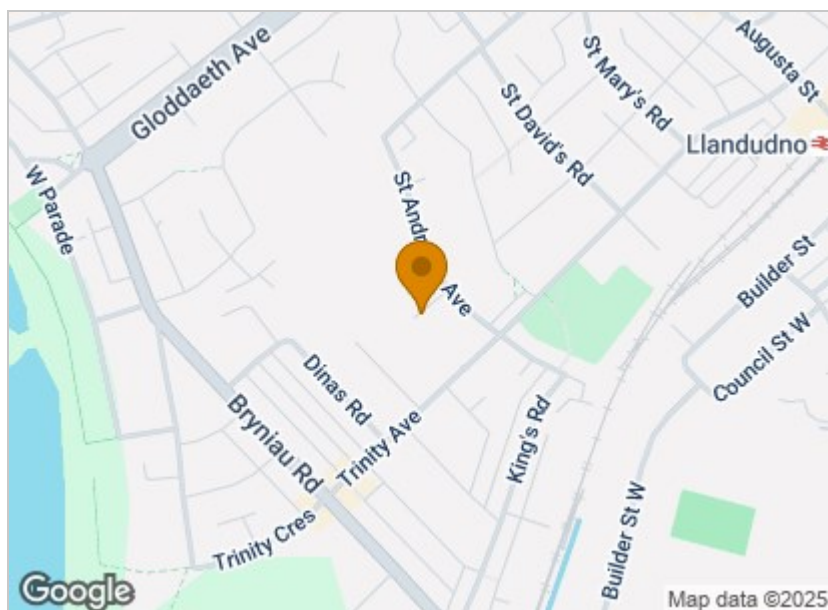
First Floor

Approx. 48.4 sq. metres (521.3 sq. feet)

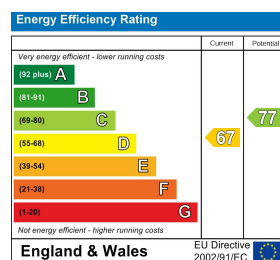


Total area: approx. 104.5 sq. metres (1124.3 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed North along Mostyn Street, turn left onto Trinity Square, through the traffic lights onto Trinity Avenue, take the 5th turning on the right into St Andrews Avenue, first turning the left into Eryl Place and the property is on the right hand side within 50 yards. A792 16/10/25

We will be pleased to arrange a viewing of this Home

01492 875125

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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.

