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**AUCTIONEERS
●
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**65 Lloyd Street West, West Shore, Llandudno,
Conwy, LL30 2BN**



No Onward Chain £178,500

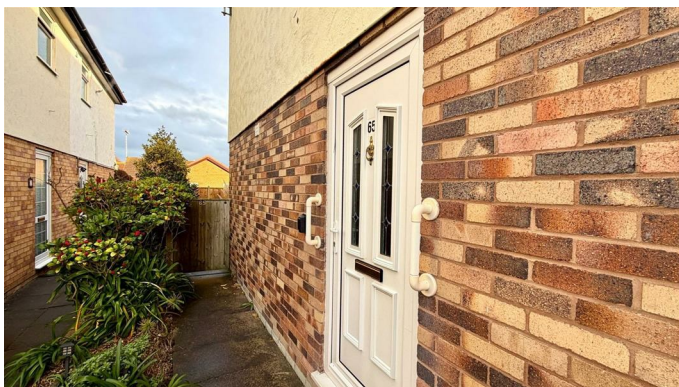
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www.bdahomesales.co.uk

THIS IS A CLEANLY PRESENTED TWO BEDROOMED QUADRANT HOUSE built in the late 1980's and situated on the level and close to the local shops, easy walking distance to the West Shore Promenade, approximately ¼'s of a mile of Llandudno Town Centre. The accommodation briefly comprises:- hall; lounge with sliding patio door to a conservatory; kitchen with range of modern units, built-in oven and hob, cooker hood and small breakfast bar; staircase from the lounge leads to the first floor; principal bedroom with built-in wardrobe; second bedroom with built-in cupboard and central heating boiler; modern 3-piece bathroom with overbath shower. The property features gas fired central heating and upvc double glazed windows. Outside - there is a good sized rear garden with lawn, shrubs, patio area and a single car allocated parking space to the front.

The Accommodation Comprises:-

UPVC DOUBLE GLAZED SIDE DOOR to:-



HALL

Telephone point, cloaks cupboard with hanging rails and shelving, gas and electric meters.

LOUNGE 17'8" x 10'10" (5.39m x 3.31m)



Coved ceiling, radiator and double glazed sliding patio doors to the conservatory.



CONSERVATORY 9'4" x 7'8" (2.86m x 2.36m)



Upvc double glazed windows, door to garden, laminated floor and wall light point.

KITCHEN 11'10" x 6'5" (3.62m x 1.97m)



Modern range of base and wall units with Beech effect doors and drawers, glass display cabinet, round edge worktops, single drainer sink unit with mixer tap, electric oven, 4 ring gas hob with extractor hood, plumbing for a washing machine, upvc double glazed window.

Staircase from the lounge leads to:-

FIRST FLOOR LANDING

BEDROOM 1 14'1" x 8'10" (4.30m x 2.70m)



Upvc double glazed window, radiator, t.v point and built-in cupboard with access to roof space.

BEDROOM 2 8'5" x 8'4" (2.58m x 2.55m)

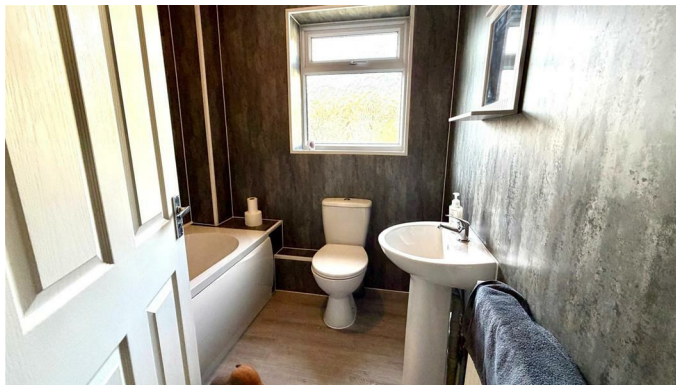


Upvc double glazed window, radiator and built-in cupboard with hanging rails and housing the 'Vaillant' gas fired combination boiler.

VIEW OF GARDEN FROM BEDROOM 2



3-PIECE BATHROOM



Recently fitted with White panelled bath with shower over, Aqua boarded walls, laminate floor, radiator and double glazed window.



OUTSIDE

ALLOCATED PARKING SPACE TO THE FRONT

GOOD SIZED REAR GARDEN

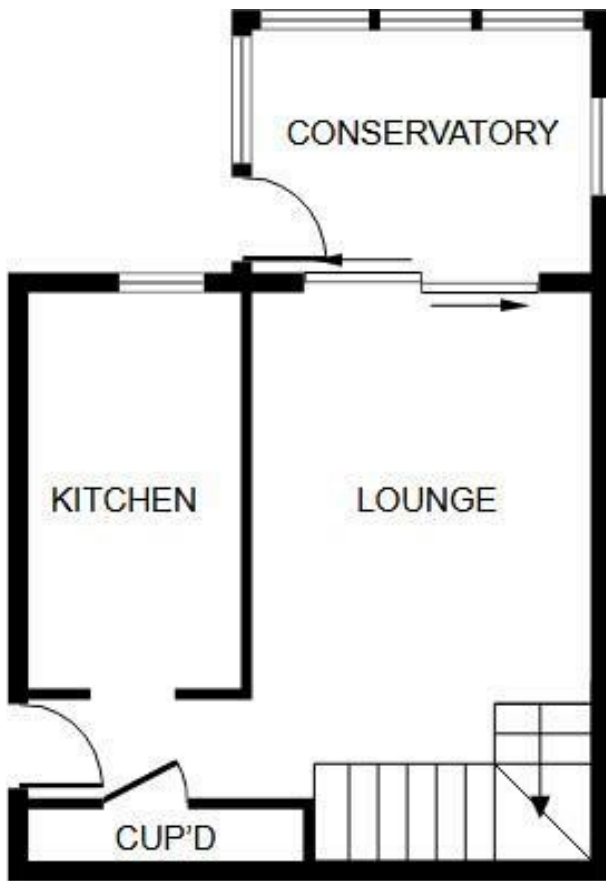


With lawn, shrubs and patio area,

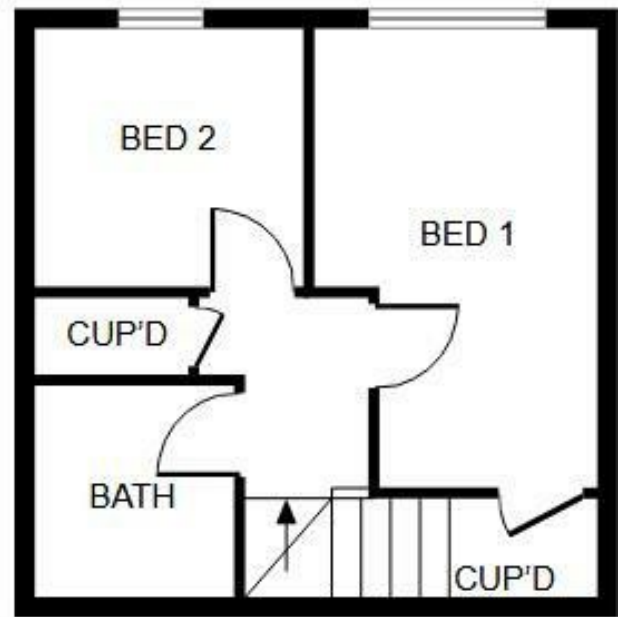
TENURE - FREEHOLD

COUNCIL TAX BAND

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

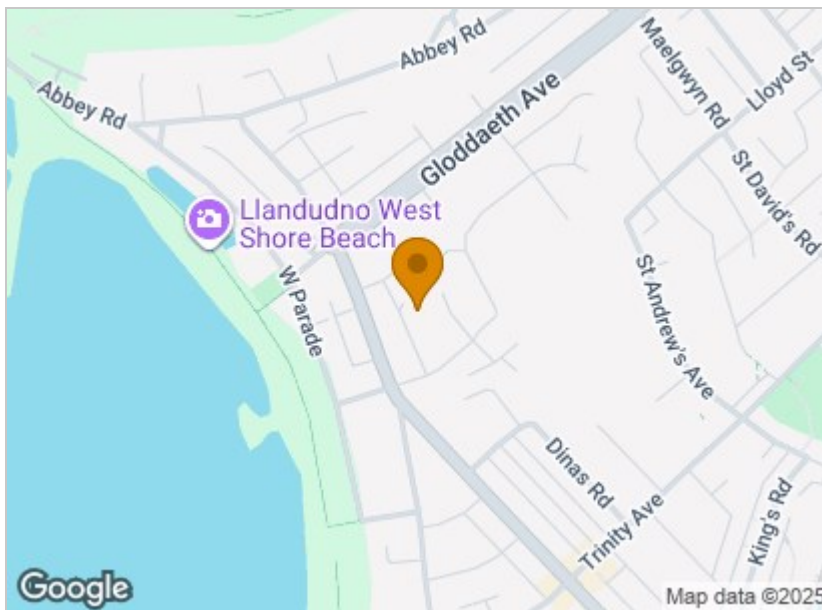


GROUND FLOOR

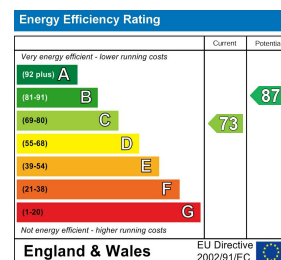


FIRST FLOOR

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed north along Mostyn Street, at the roundabout at the Millennium Clock, turn left onto Gloddaeth Street, follow the road down to the West Shore, and at the mini roundabout, turn left, take the second left onto Lloyd Street West, first left and the property can be viewed on the right hand side within a 100 yards. REF: A804 11/11/25

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.

