

**Bryan Davies
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**AUCTIONEERS
●
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No Onward Chain £157,500

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www.bdahomesales.co.uk

THIS CLEANLY PRESENTED TWO BEDROOM QUAD HOUSE BUILT IN THE LATE 1980'S IS SITUATED IN AN ELEVATED POSITION AT THE END OF A CUL DE SAC AND WITHIN A MILE OF LLANDUDNO TOWN CENTRE AND ALL ITS AMENITIES. The accommodation briefly comprises: front door to small hall; cloaks cupboard; lounge/dining room; kitchen with built in oven, hob and cooker hood; staircase from the lounge/diner leads to first floor landing; two good bedrooms both with built in wardrobes and a 3 piece bathroom with over bath shower. The property features gas fired central heating and upvc double glazed windows. Outside small pleasant garden with lawn, patio and decked area and one allocated parking space.

The accommodation comprises:-

Side glazed UPVC FRONT DOOR to:

HALL

Cloaks/storage cupboard with electric meter, tiled floor.

LOUNGE 17'7" x 10'10" (5.37m x 3.32m)



Upvc double glazed sliding patio door to garden, double radiator, tv and telephone point, coved ceiling, laminate flooring.



TILED KITCHEN/BREAKFAST ROOM 11'10" x 6'4" (3.62m x 1.94m)



Range of base, wall and drawer units with round edge worktops incorporating stainless steel sink with mixer tap, built in electric oven and 4 ring gas hob with cooker hood over, space for fridge/freezer, plumbing for washing machine and space for drier, 'Ideal' wall mounted gas central heating boiler, wall tiling, upvc double glazed window overlooking the garden, tiled floor.

FIRST FLOOR LANDING

Airing cupboard with hot water tank and slatted shelving.

BEDROOM 1 13'11" x 8'11" (4.26m x 2.74m)



Built in wardrobe with sliding doors, upvc double glazed window and shelving, radiator, loft access.



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



Plus built in wardrobe, upvc double glazed window, radiator.

FOUR PIECE BATHROOM IN WHITE



Panel bath with 'Triton' shower over, pedestal wash hand basin and close coupled wc, upvc double glazed window, radiator, mirror, wall and floor tiling, extractor.

OUTSIDE

FRONT GARDEN



With lawn, raised decked seating area, decorative chippings, timber garden tool store, full width paved patio/ seating area. Parking for one car.

TENURE

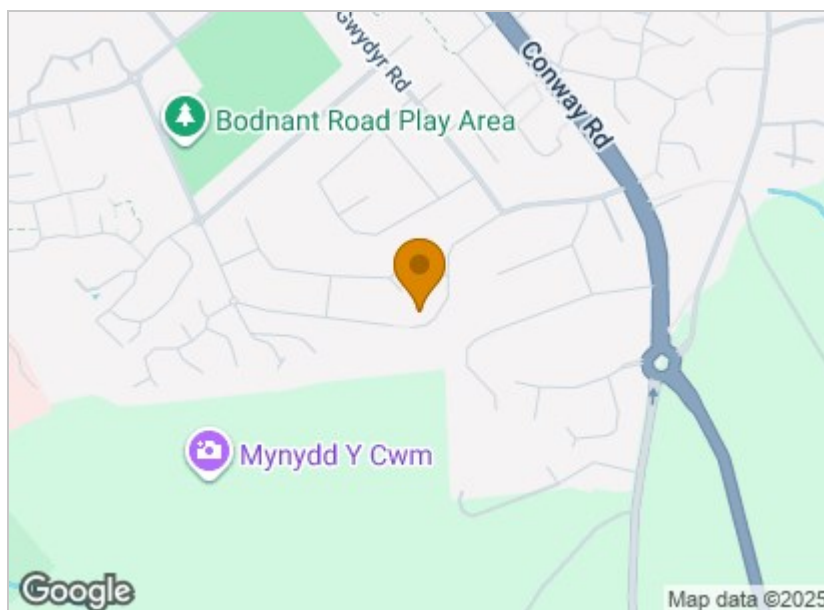
The property is held on a FREEHOLD tenure.

COUNCIL TAX

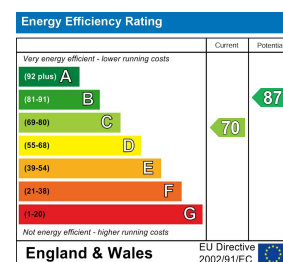
Is 'C' as obtained from www.conwy.gov.uk.



Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed around the Castle Hotel keeping in the right hand lane around Asda, filing into the left hand lane out of town, through the roundabout by the Links Hotel to the next roundabout and come back towards Llandudno, take the second turning on your left into Maenan Road, follow the road passing the mini-roundabout, and the property can be viewed on your right hand side within 80 yards. Ref A809 21/11/25

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.

