

**Bryan Davies  
+ Associates**

4 MOSTYN STREET  
LLANDUDNO  
LL30 2PS  
(01492) 875125

AUCTIONEERS  
●  
ESTATE AGENTS

email: [llandudno@bdahomesales.co.uk](mailto:llandudno@bdahomesales.co.uk)

9 Gerddi Gledhill, Llandudno, Conwy, LL30 1GG



No Onward Chain £267,500

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A BEAUTIFULLY PRESENTED MODERN c2003 SEMI DETACHED THREE BEDROOM FAMILY SIZED HOME situated in an elevated position with beautiful views from the front elevation towards Llandudno North and West shores, as well as over to Anglesey and within approximately one mile of Llandudno town centre.

The accommodation briefly comprises: hall; two piece cloakroom; lounge with patio door to the rear garden; kitchen/dining room with range of modern units and built in appliances. A staircase leads to the spacious first floor landing/study area; principle bedroom – lovely views and en-suite three piece shower room; two further double sized bedrooms and three piece family bathroom. The property features gas fired central heating from a combination boiler and upvc double glazed windows. Outside - front garden with lawn; brick paved drive for off road parking leads to an integral single car garage; good sized rear garden backing onto hillside.

The accommodation comprises:

Upvc part glazed door to side of property.

#### HALLWAY

#### CLOAKROOM

Pedestal wash hand basin, w.c., 'Worcester' gas central heating boiler, extractor fan, radiator.

From the hallway there are double doors opening to:

#### LOUNGE 16'7" x 11'7" (5.07m x 3.54m)



Composite fireplace with marble hearth and back with electric fire, radiator, upvc double glazed door to rear garden and side window, hill views to rear.



#### KITCHEN/DINER 12'3" x 10'7" (3.74m x 3.25m)



Range of wall, base and drawer units with complementary worktops, tiled splashbacks, stainless steel sink and drainer and mixer tap, integral 'Prima' washing machine, integral 'Noxton' electric hob, integral double electric cooker with chimney style extractor fan above, inset lighting, integral fridge/freezer, radiator, views of the Great Orme, sea and over Llandudno town.



A staircase from the hallway leads to the:

## FIRST FLOOR LANDING/STUDY AREA



Loft hatch access, loft part boarded.

## PRINCIPAL BEDROOM 12'7" x 10'9" (3.84m x 3.28m )



Measurements include built in wardrobes, top boxes and dressing table, airing cupboard with shelving, sea views and views across to the Great Orme and Llandudno town.

## VIEW FROM PRINCIPAL BEDROOM



## NORTH VIEW FROM PRINCIPAL BEDROOM



## EN-SHOWER SHOWER



Corner shower cubicle with mains shower, fully tiled walls, low flush w.c., radiator, pedestal wash hand basin, radiator, extractor fan, illuminated mirror, shaver point, inset downlighting.

## BEDROOM 2 12'11" x 8'6" (3.96m x 2.61m)



Measurements include built in wardrobes, top boxes and dressing table, radiator, garden and hillside views to rear.



**BEDROOM 3 10'10" x 10'4" (3.32m x 3.16m)**



Radiator, garden and hillside views to rear.

**3-PIECE BATHROOM**



Side panel bath with shower tap attachment, pedestal wash hand basin, w.c., shaver point., fully tiled walls, inset downlighters, extractor fan., radiator.

**OUTSIDE**

**FRONT GARDEN**

Lawned front garden, brick paved drive leading to the:

**GARAGE 16'9" x 8'2" (5.12m x 2.51m)**

Up and over door, power and light, gas and electric meters.

**REAR GARDEN**



Wall boundary, established hedgerow and bedding plants, patio seating area, tiered lawn.



**TENURE**

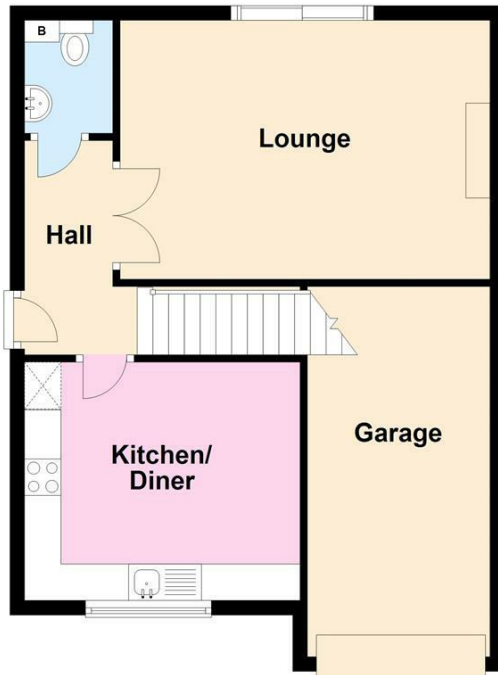
The property is held on a Freehold tenure.

**COUNCIL TAX BAND**

Is 'D' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

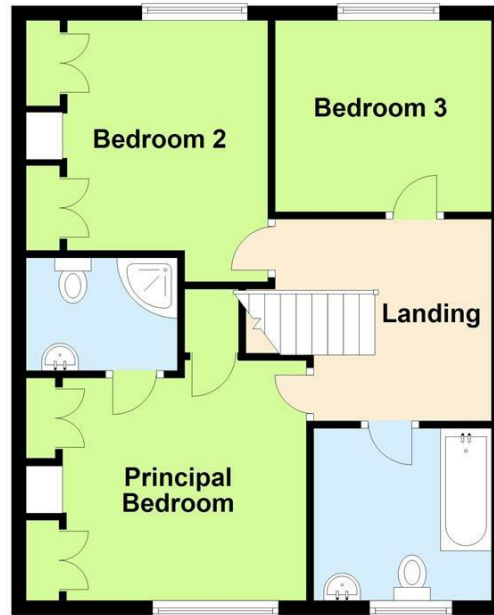
## Ground Floor

Approx. 52.8 sq. metres (567.9 sq. feet)



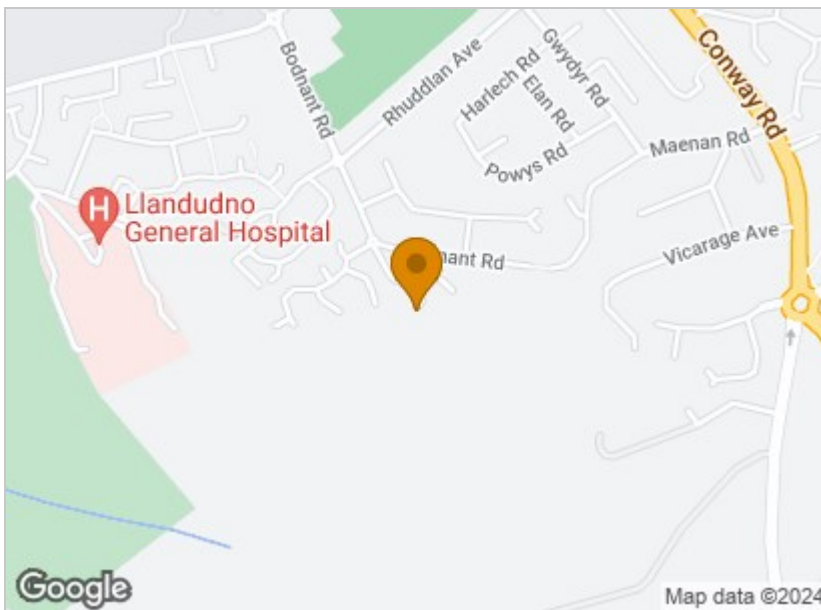
## First Floor

Approx. 50.8 sq. metres (546.9 sq. feet)

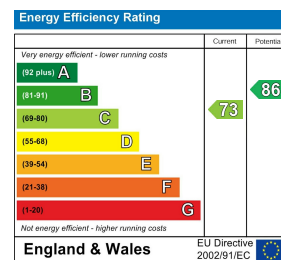


Total area: approx. 103.6 sq. metres (1114.8 sq. feet)

## Area Map



## Energy Efficiency Graph



## Directions

From our Llandudno office proceed onto Mostyn Broadway keeping in the right hand lane around Parc Llandudno filing into the left lane, at the traffic lights turn left, continue up to the roundabout at the Links Hotel, turn right onto Maesdu Road to the roundabout, turn left into Bodnant Road, follow the road and at the top of the hill on the 2nd small roundabout take the 2nd exit into Gerddi Gledhill.  
Ref: A158 03/02/23 REV 10/01/24

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: [llandudno@bdahomesales.co.uk](mailto:llandudno@bdahomesales.co.uk)

Llandudno Office Opening Hours - Monday to Friday: 8.30 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

