

**Bryan Davies
+ Associates**

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AUCTIONEERS
●
ESTATE AGENTS

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£265,000

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www.bdahomesales.co.uk

THIS DETACHED HOME WAS BUILT (1996) BY REDROW HOMES and is now in need of some updating . Situated within ¾'s of a mile of Llandudno Town Centre. The accommodation briefly comprises:- front door to small hall; open plan lounge/dining room; upvc double glazed conservatory; kitchen; first floor landing; principal bedroom with en-suite 3-piece shower room; 2 further bedrooms and 3-piece family bathroom. The property features gas fired central heating, double glazed windows. Outside - garden to the front and rear and drive for off road parking.

AS WE ARE UNABLE TO TEST THE SERVICES AT THE PROPERTY WE CANNOT COMMENT ON THE WORKING STATUS OF THE HEATING AND ANY APPLIANCE

The Accommodation Comprises:-

FRONT DOOR

To:-

HALL

Radiator.

LOUNGE 16'8" x 12'0" (5.09m x 3.68m)



With double glazed bay window, surround with coal effect gas fire, double radiator. Arch to:-

LOUNGE/DINING AREA



DINING AREA 10'10" x 7'2" (3.32m x 2.19m)



Radiator, double glazed sliding patio door to:-

UPVC DOUBLE GLAZED CONSERVATORY 8'7" x 8'7" (2.62m x 2.62m)



Double opening French door to garden.

KITCHEN 10'9" x 7'10" (3.29m x 2.39)



Base, wall and drawer units with round edge worktops, 1½ bowl sink, built-in oven, 4 ring gas hob and cooker hood over, plumbing for was washing machine, wall tiling, 'Worcester' gas fired central heating and hot water boiler, double glazed window, radiator, understairs cupboard, rear access door.

FIRST FLOOR LANDING

Double glazed window, airing cupboard with hot water tank.

BEDROOM 1 12'9" x 8'10" (3.91m x 2.71m)



Double glazed window, radiator.

EN-SUITE 3-PIECE SHOWER ROOM

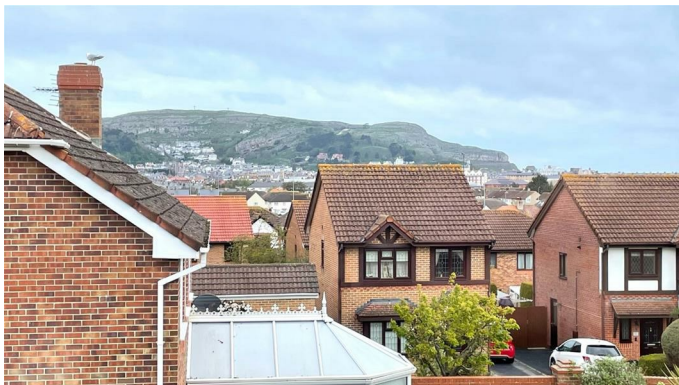


In White, wall tiling, radiator, double glazed window.

BEDROOM 2 9'11" x 8'10" (3.04m x 2.70m)



Double glazed window, radiator, view to the Great Orme.



BEDROOM 3 8'0" x 6'3" (2.46m x 1.93m)



Double glazed window, radiator.

3-PIECE FAMILY BATHROOM



In White, wall tiling, double glazed window, radiator.

OUTSIDE

FRONT GARDEN

With lawn and shrubs Drive for off road parking.

REAR GARDEN



With lawn, flowerbeds, shrubs, timber garden shed.



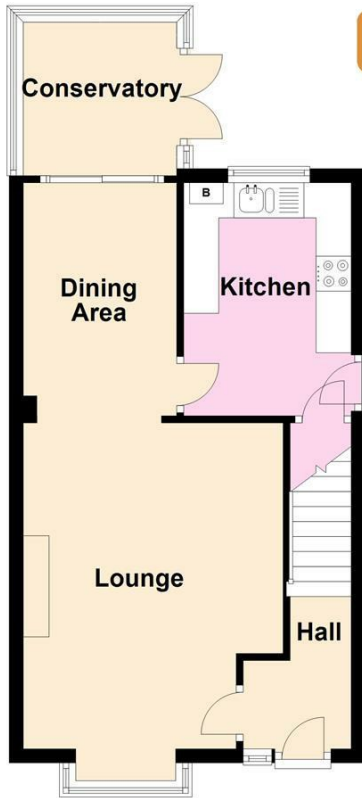
TENURE -
FREEHOLD

COUNCIL TAX BAND

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

Ground Floor

Approx. 43.1 sq. metres (464.4 sq. feet)



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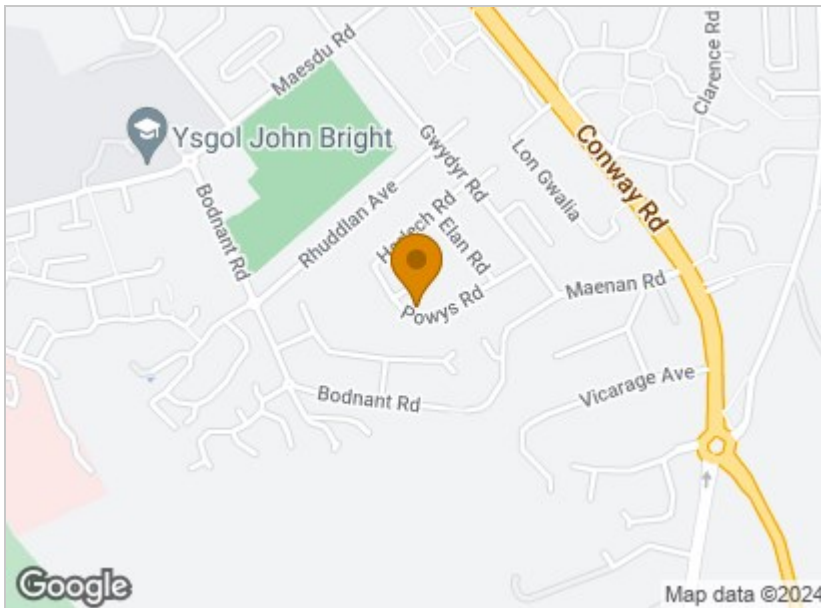
First Floor

Approx. 38.0 sq. metres (408.9 sq. feet)

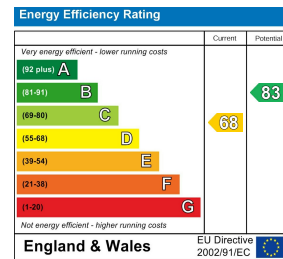


Total area: approx. 81.1 sq. metres (873.3 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed around the Premier Inn, Tudno Castle Hotel and keeping in the right hand lane around Parc Llandudno file left past the Fire Station and right at the roundabout onto Maesdu Road. Take the second turning on your left into Gwydyr Road and take the third turning on the right onto Powys Road and the property can be viewed on the right hand side within 150 yards. REF: A255 22/04/24

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: 8.30 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

