



BLUE TURTLE PROPERTY

RHUDDLAN AVENUE,
LLANDUDNO, LL30

OFFERS IN THE REGION OF £280,000



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Blue Turtle Property are delighted to offer for sale this deceptively spacious detached home set in the most convenient location with the benefit of surrounding views. Having been tastefully extended to the rear, the well proportioned accommodation offers three bedrooms, two reception rooms as well as a utility room and downstairs w.c. Set in this fantastic position and on a generous plot, this fantastic property also benefits from off road parking and a garage, as well as front and rear gardens. In brief, the light and airy accommodation affords: Entrance porch, spacious hallway, lounge, kitchen open to dining room with double doors accessing rear garden, utility room and w.c to the ground floor, with three good size bedrooms and family bathroom to the first floor. Externally the property offers ample off road parking, a detached garage as well as gardens to front and rear. The property further benefits from solar panels, gas central heating and double glazing throughout.

Early viewing is essential.





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Location-The property is situated in a most convenient location close to a variety of local shops, schools, supermarkets, restaurants, doctors and is near a bus route and main railway line. Just a stones throw away from the Promenade, and the many cafes, shops and leisure facilities that Llandudno has to offer. Located near Deganwy, Colwyn Bay and Conwy, and is within easy access of the A55 dual carriageway, offering a range of fantastic transport links with something for everyone. The neighbourhood in Llandudno holds a real sense of community, with several regular events held nearby, and a fantastic park, sport and community centre just around the corner.

Tenure- Freehold

Council Tax Band- D as on voa.gov.uk





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Ground Floor

Entrance Porch

uPVC door leading in, double glazed window to side aspect, uPVC door leading into hallway.

Hallway

Two double glazed windows to side aspect, cupboard housing electric meter, picture rail, radiator, telephone point, stairs to first floor.

Lounge

13'11" x 12'1"

Double glazed bay window to front aspect, ceiling rose, picture rail, dado rail, television point, radiator.

Utility Room

9'1" x 5'10"

Plumbing for washing machine, space for tumble dryer, space for fridge/freezer, under stairs storage area, door through to w.c.

W.C

6'2" x 2'7"

Low level flush w.c, pedestal wash hand basin, extractor fan, double glazed obscure glass window to side aspect.

Kitchen

11'11" x 10'11"

Fitted with a range of wall and base units with complimentary work surfaces over, 1 1/2 drainer sink with mixer tap, integral oven and grill, integral four ring hob with extractor over, space for fridge/ freezer, tiled flooring, spotlights to ceiling, open through to dining room.

Dining Room

17'2" x 9'7"

Double doors give access to rear garden, double glazed windows to side and rear aspects, television point, radiator.



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First Floor

Landing

Double glazed window to side aspect, loft access, dado rail.

Bedroom One

12 x 10'11"

Double glazed bay window to front aspect, dado rail, picture rail, radiator.

Bedroom Two

11' 11" x 10 '11 "

Double glazed window overlooking rear garden and on to views beyond, fitted wardrobe storage, dado rail, picture rail, radiator.

Bedroom Three

12'1" x 9 1

Window to side aspect, double glazed Oriel window, picture rail, radiator.

Shower Room

8'11" x 5'10"

Two double glazed obscure glass windows to rear aspect, corner shower cubicle, pedestal wash hand basin, close couple w.c, tiled walls, heated towel rail, extractor fan, spotlights to ceiling.





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Externally

Front

Low maintenance front garden with walled boundaries, driveway leads to side.

Side

Driveway to side leading to garage.

Rear

Secure gated access leads in to rear garden with patio area immediately to rear, steps down lead to various areas laid to lawn, chippings and paving ideal to sit and enjoy the tranquillity, fenced boundaries and rear gated access.

Garage

19'9" x 8'2"

Lights and power.





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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Services/ Disclaimer-

Mains gas, water, electric and drainage are believed to be available or connected at the property.

Blue Turtle Property Limited have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the

Tenure of a Property is based on information supplied by the Seller. The details provided are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract. Any interested party should consult their own surveyor, solicitor or other professionals

before committing themselves to any expenditure or other legal commitments.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Contact our friendly team if you have any questions about this listing, or to book a viewing.