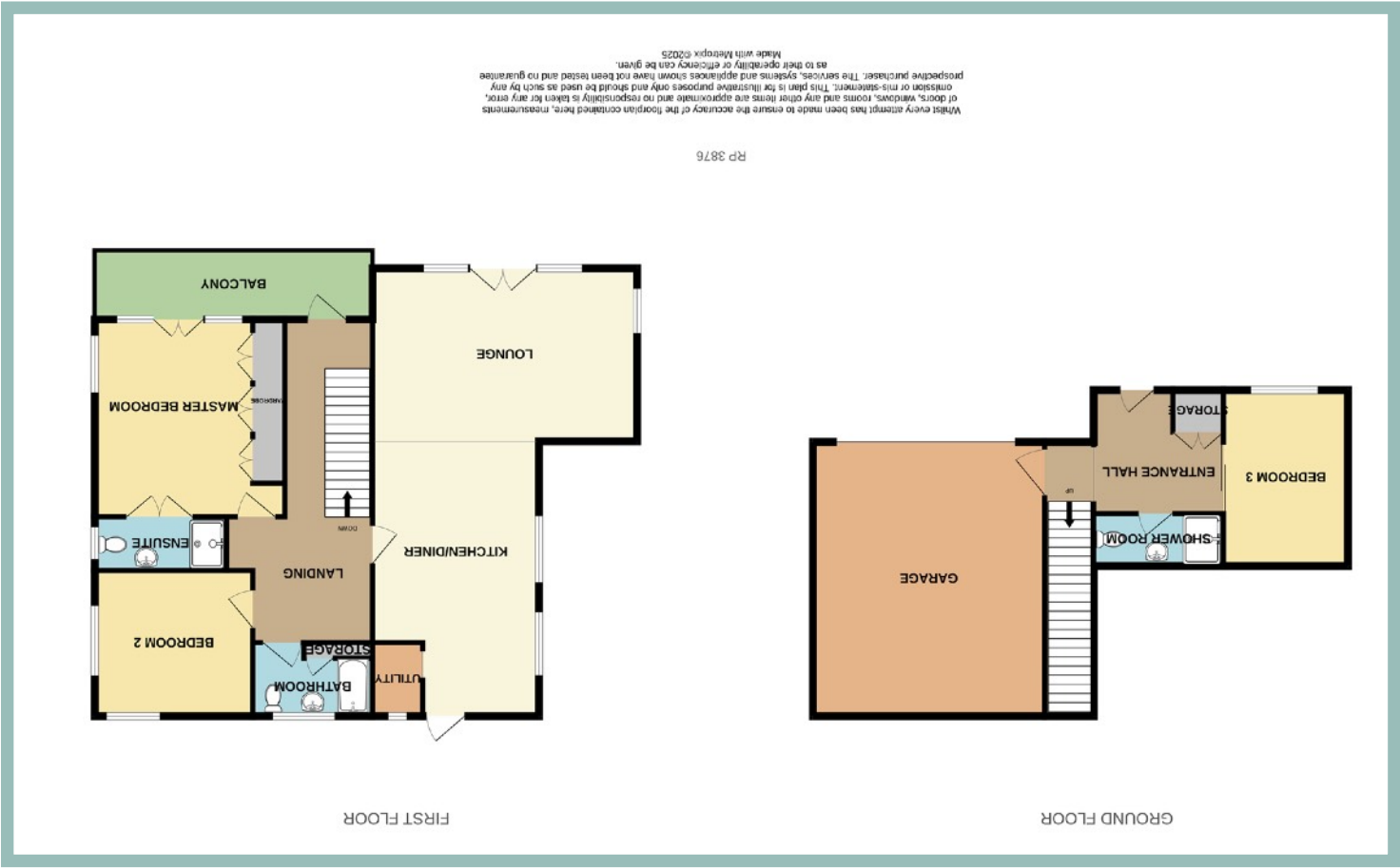


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.



6 Cwrt Bryn Y Bia
Llandudno
LL30 3AU

Beautifully Presented Three Bedroom Detached House With Far Reaching Sea & Mountain Views In A Sought After Location

Description

This beautifully presented three bedroom detached house has been completely reconfigured and refurbished by the current owners to a high standard creating a modern contemporary living space filled with light. Situated in a sought after area in a quiet cul de sac off what is arguably one of the areas premier roads, walking distance to the promenade & beach and close to the local shops, schools and other amenities of both Penrhyn Bay and Llandudno. Entrance into the property is on the ground floor into a hallway with built-in storage, third bedroom (currently used as an office), shower room and access into the garage. Stairs lead to the first floor landing and out onto the large glass balustrade balcony which is a fabulous place to relax, drink & dine whilst taking in the stunning views over Llandudno Bay and the mountains beyond. The open plan lounge/kitchen/diner is a great entertaining space with a new fitted kitchen, Bosch integrated appliances, wine fridge and multi fuel stove. Juliette balcony also gives way to those far reaching sea views over the Bay & The Great Orme. Access out into the rear tiered garden and utility room. The Master bedroom has a range of fitted wardrobes, new ensuite shower room with underfloor heating and access onto that fabulous balcony via french doors, second bedroom and new bathroom. To the front there is a large driveway with substantial off road parking, access to the garage via electric door, steps lead to the rear on both sides of the property. The rear tiered garden has a patio seating area to the side and further seating areas which gain the views of the mountain the higher you go up. The property has been completely rewired, new UPVC double glazed windows & doors, new boiler and gas central heating radiators throughout. Viewing is highly recommended to appreciate the quality finish throughout, location and far reaching sea views over the Bay and mountains.

- ✓ BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED HOUSE
- ✓ COMPLETELY RECONFIGURED & REFURBISHED TO A HIGH STANDARD
- ✓ CONTEMPORARY FEEL THROUGHOUT
- ✓ OPEN PLAN LOUNGE/KITCHEN/DINER WITH JULIETTE BALCONY
- ✓ BALCONY WITH FAR REACHING SEA VIEWS OVER THE LLANDUDNO BAY, THE GREAT ORME & MOUNTAINS BEYOND
- ✓ MASTER BEDROOM WITH ENSUITE & ACCESS ONTO THE BALCONY
- ✓ SUBSTANTIAL OFF ROAD PARKING ON THE PRIVATE DRIVEWAY
- ✓ INTEGRATED GARAGE WITH ELECTRIC DOOR
- ✓ CLOSE TO THE AMENITIES OF BOTH PENRHYN BAY & LLANDUDNO
- ✓ NO CHAIN



3 Bedroom
Detached House

6 Cwrt Bryn Y Bia
Llandudno
LL30 3AS

£479,950

NO CHAIN

Reference Number: RP3876
5/03/25

Fletcher & Poole,
1a Penrhyn Avenue
Rhos-on-Sea,
LL28 4PS

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178
email: rhosonseafletcherpoole.com
m
web: www.fletcherpoole.com



- Entrance Hall

9'8" x 9'0" (2.94m x 2.73m)
- Bedroom Three

11'1" x 9'4" (3.38m x 2.83m)
- Shower Room

9'8" x 3'8" (2.93m x 1.11m)
- Garage

20'0" x 17'5" (6.09m x 5.31m)
- Landing

23'6" x 10'1" (7.16m x 3.08m)
- Balcony

20'6" x 5'2" (6.25m x 1.56m)
- Lounge/Kitchen/Diner

33' 10" x 19'8" (10.33m x 6.00m)
- Utility

5'0" x 4'2" (1.51m x 1.26m)
- Master Bedroom

14'2" x 14'0" (4.32m x 4.27m)
- Ensuite

9'9" x 4'1" (2.98m x 1.24m)

- Bedroom Two

11'10" x 10'11" (3.61m x 3.33m)
- Bathroom

8'11" x 7'8" (2.72m x 2.32m)



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Location

Bryn Y Bia Road is a short distance from the Promenade and other local amenities. It is conveniently located for the town centre with its Victorian facades and wide range of shops, schools, theatre, train station and Llandudno pier.

Directions

From the Rhos On Sea office turn towards the promenade, turn left onto the Promenade, follow the road to the roundabout, take the 4th exit onto Penrhyn Hill (signposted Llandudno) continue up the hill, turn left onto Bryn Y Bia Road turning right on the corner into this little known cul de sac.

Council Tax Band: “G” (provided on voa.gov.uk)

Energy Performance Rating Band D

