

We endeavour 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.

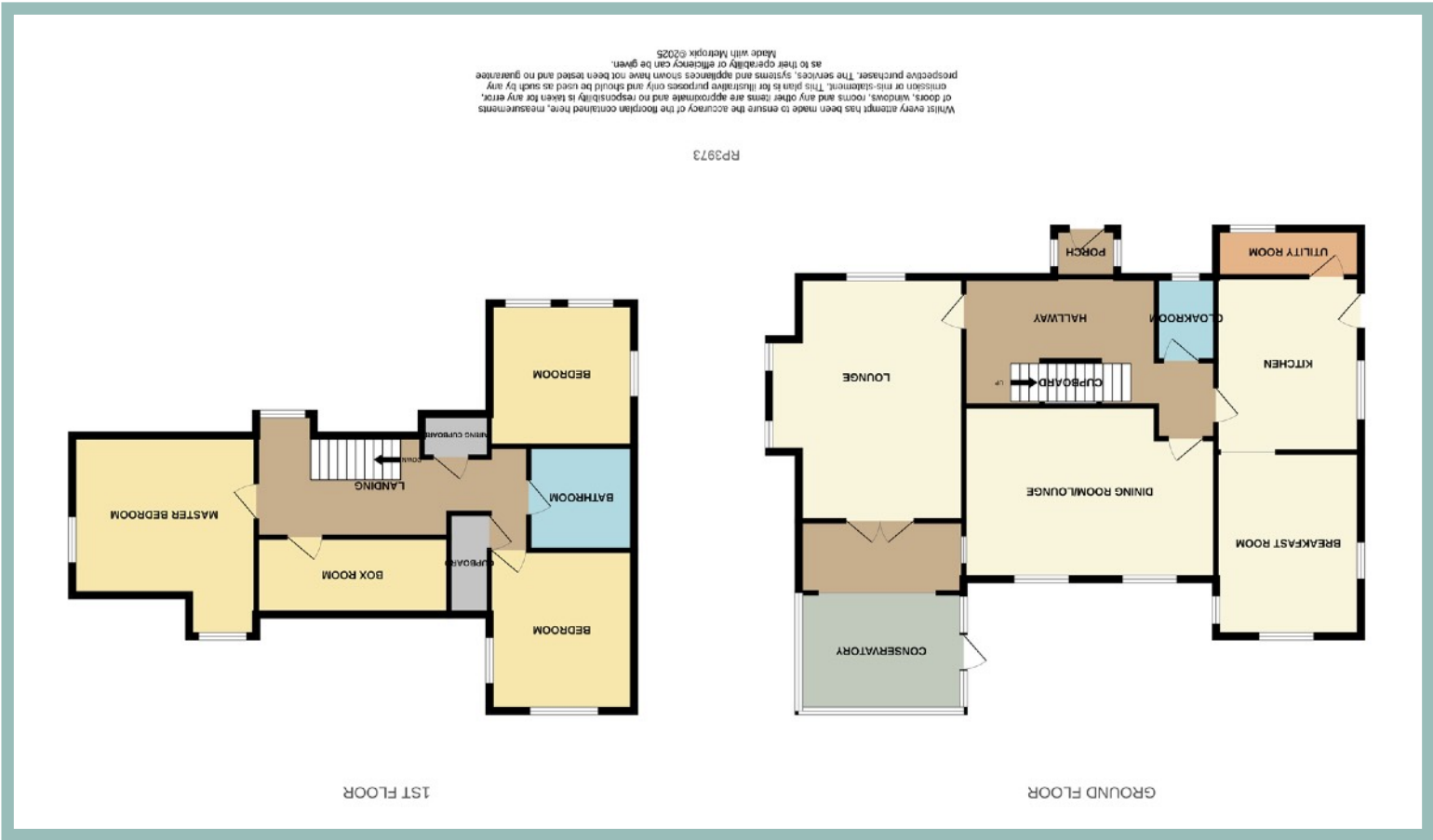
Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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 travelling some distance to view the property.

Fletcher & Poole
DIAMOND COLLECTION



www.fletcherpoole.com



16 Bryn Y Bia Road
Craigside
Llandudno
LL30 3AS



A Well Presented & Spacious Three Bedroom Detached House With Coastal Views, Situated In A Sought After Location With Mature Landscaped Gardens

Description

A well-presented and spacious three-bedroom detached house which benefits from coastal views and is situated in the sought after location of Bryn Y Bia road, which is nestled on the side of the little Orme and is only a short walk To Llandudno and the nearby promenade. The property sits on a large plot and is approximately half an acre which has a variety of lawned areas surrounded by mature shrubs and trees with views towards, Llandudno Bay, Nant Y Gamar mountain and Bodafon Fields. The property was built in 1936 in a cottage style but does offer spacious accommodation throughout and benefits from UPVC double glazing and gas CH. Viewing is highly recommended to appreciate the presentation throughout, large landscaped gardens and location.

The accommodation on the ground floor briefly comprises, Porch, hallway, spacious light lounge with triple aspect windows and original Minster Inglenook fireplace, French doors lead you through into the good sized conservatory with views towards the Great Orme, a door provides access to a patio area which overlooks the extensive landscaped gardens, a spacious dining room which is also large enough to create a further lounge area if required with feature fireplace, a good sized kitchen with a quality traditional shaker style kitchen with granite effect worktops, integrated appliances, 5 Ring Rangemaster oven and large island, an open archway leads you through into a breakfast room with triple aspect windows and views over the landscaped grounds with a Gazco gas stove, separate utility room with a wall mounted Worcester Greenstar boiler and a space for washing machine and tumble dryer with an additional sink, and separate cloakroom.

Upstairs there is a light and spacious landing with a window overlooking the front of the property, a spacious master bedroom with fitted wardrobes, dual aspect windows provide views towards Llandudno Bay and the Great Orme, a second large double bedroom to the rear with double aspect windows and views over the landscaped gardens, a third double bedroom to the front aspect, a modern contemporary family bathroom with separate shower and

bath, an additional box room could be converted to a forth bedroom with a Dorma window if required, airing cupboard and good sized store cupboard.

Outside to the front is walled with a driveway providing off road parking for around five cars with access to a garage and garden storeroom. Gates either side of the property provide access to the rear garden, which has a large flagged patio are of the conservatory, steps lead down to an area laid to lawn with borders containing mature shrubs and trees, an archway leads you through the hedge and down the garden where there is a further area laid to lawn with mature fruit trees and summerhouse, at the bottom of the garden is the working area of the garden with vegetable patches, compost heap and timber framed greenhouse, a gate provides access to the public footpath which runs behind the property.

Please note some of the property's internal walls are of none traditional construction.

- ✓ WELL PRESENTED & SPACIOUS THREE BEDROOM DETACHED HOUSE
- ✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL LOCATION
- ✓ FAR REACHING VIEWS TOWARDS LLANDUDNO BAY AND THE GREAT ORME
- ✓ SET WITHIN LARGE LANDSCAPED GARDENS WITH MATURE TREES
- ✓ POTENTIAL TO CREATE A FOURTH BEDROOM IF REQUIRED
- ✓ OFF ROAD PARKING & GARAGE
- ✓ NO CHAIN

3 Bedroom
Detached
House

16 Bryn Y Bia Road
Craigside
LLandudno
LL30 3AS

£724,950
NO CHAIN

Reference Number: RP3973
20/05/25

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: rhos@fletcherpoole.com
web: www.fletcherpoole.com





Porch
5'5" x 3'5" (1.64m x 1.04m)

Lounge
17'8" x 13'11" (5.39m x 4.24m)

Conservatory
11'2" x 10'7" (3.41m x 3.23m)

Dining Room/Lounge
21'0" x 14'8" (6.39m x 4.47m)

Cloakroom
6'9" x 4'0" (2.07m x 1.21m)

Kitchen
16'3" x 14'2" (4.94m x 4.31m)

Breakfast Room
13'9" x 12'9" (4.19m x 3.87m)

Utility Room
13'9" x 4'8" (4.19m x 1.42m)

Master Bedroom
15'10" x 15'7" (4.81m x 4.75m) Maximum

Cupboard
6'0" x 1'11" (1.81m x 0.58m)

Bedroom Two
13'10" x 12'9" (4.20m x 3.88m)

Bedroom Three
13'10" x 10'10" (4.20m x 3.30m)

Bathroom
9'11" x 9'8" (3.03m x 2.93m)

Box Room
14'11" x 5'4" (4.54m x 1.62m)

Airing Cupboard
4'8" x 2'10" (1.42m x 0.87m)



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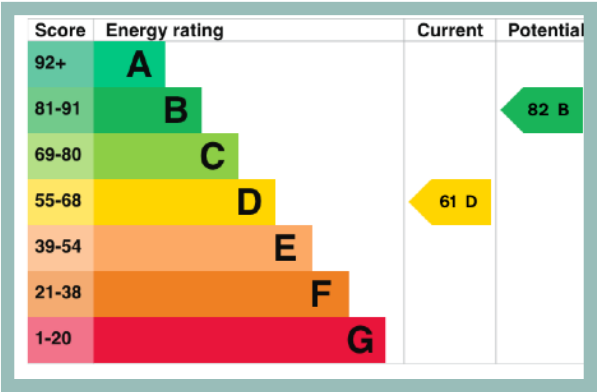
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Garage
18'2" x 10'0" (5.54m x 3.05m)

Garden Store
7'5" x 4'2" (2.26m x 1.27m)



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.

Council Tax Band “H” as provided on www.gov.uk

Energy Performance Rating Band D

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