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## 10 Ffordd Gwynedd, Llandudno, Conwy, LL30 1EH



**No Onward Chain £175,000**



THIS TWO BEDROOM SEMI DETACHED HOME is situated on the level, close to Ysgol John Bright and within a  $\frac{1}{4}$  of a mile of Llandudno Town Centre with all it's amenities and the promenade.

The accommodation briefly comprises:- hall; double aspect lounge; kitchen/dining room; first floor landing; two bedrooms and three piece tiled bathroom. The property features gas fired central heating from a combination boiler and upvc double glazed windows. Outside – good sized paved front garden, rear garden with lawn, shrubs, coal bunker, side gated access.

**The accommodation comprises:**

**Upvc Double Glazed FRONT DOOR to:-**

**HALL**

**DOUBLE ASPECT LOUNGE 16'4" x 9'11" (4.99m x 3.04m)**



Wall mounted electric fire, telephone point, two wall lights, double radiator, double aspect upvc double glazed windows.



**TRIPLE ASPECT KITCHEN/DINING ROOM 14'8" x 11'9" (4.49m x 3.60m)**



Fitted range of beech effect fronted base, wall and drawer units with round edge worktops incorporating single drainer sink unit and mixer tap, plumbing for an automatic washing machine, space for fridge/freezer, cooker and drier, understairs storage cupboard housing 'Worcester' combi central heating and hot water boiler, spotlights, wall tiling, tile effect flooring, triple aspect upvc double glazed windows, upvc double glazed door to garden.



An enclosed staircase leads to:

**FIRST FLOOR LANDING**

Access to roof space, radiator, upvc double glazed window.

**DOUBLE ASPECT BEDROOM 1 14'8" x 9'11" (4.49m x 3.04m)**



Built in storage cupboard, double radiator, double aspect upvc double glazed windows.



**DOUBLE ASPECT BEDROOM 2 11'10" x 8'11" (3.63m x 2.74m)**



Overstairs cupboard with shelving, cupboard with hanging rails and shelving, double upvc double glazed windows.

#### 3-PIECE TILED BATHROOM



White suite comprising panel bath with mains shower over and side folding screen, pedestal wash handbasin, close coupled w.c., display shelf and mirror, radiator, lino effect flooring, upvc double glazed window.

#### OUTSIDE

#### GOOD SIZED PAVED FRONT GARDEN

#### REAR GARDEN



With lawn, shrubs, outside tap, coal bunker, side gated access.

#### TENURE

The property is held on a FREEHOLD tenure.

#### COUNCIL TAX BAND

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

### Ground Floor

Approx. 35.9 sq. metres (386.0 sq. feet)



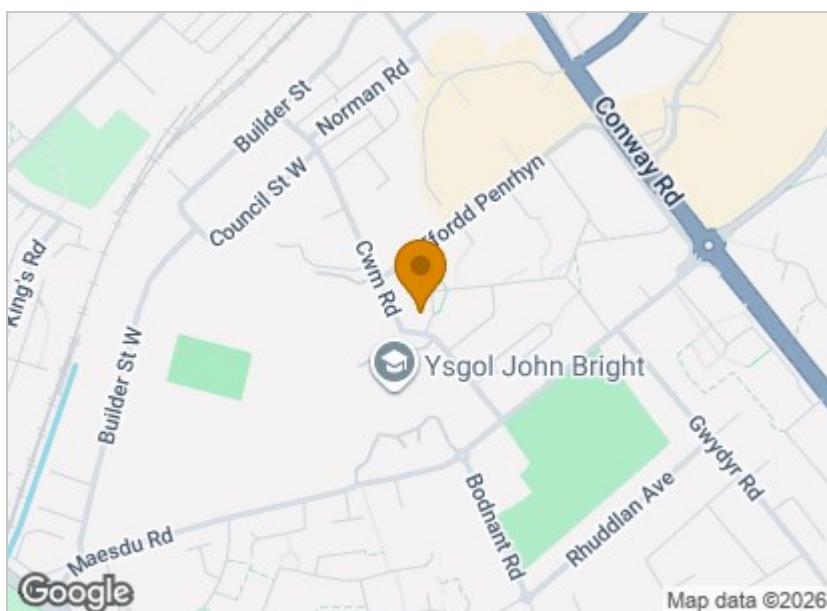
### First Floor

Approx. 34.0 sq. metres (366.3 sq. feet)

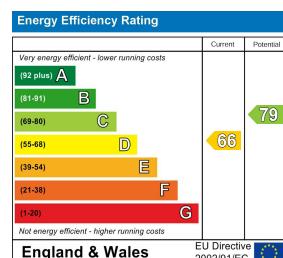


Total area: approx. 69.9 sq. metres (752.3 sq. feet)

#### Area Map



#### Energy Efficiency Graph



#### Directions

From our Llandudno office proceed around the Tudno Castle Premier Inn Hotel, keeping in the right hand lane around Parc Llandudno filing into the left hand lane to go out of town, up to the roundabout by the Links Hotel, take the 3rd exit onto Maesdu Road, turn right into Cwm Road, 2nd right into Ffordd Gwynedd, the property is on the right hand side within 200 yards. REF: A795 24/10/25 REV 09/02/26

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

