

**Bryan Davies
+ Associates**

**4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125**

**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

13 Denness Place, West Shore, Llandudno, Conwy, LL30 2UX



No Onward Chain £190,000

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www.bdahomesales.co.uk

THIS END TERRACE THREE BEDROOM FAMILY SIZED HOME IS IN NEED OF SOME UPDATING situated on the level in a cul-de-sac, within easy access of local shops and the West Shore Promenade, two Golf Courses and approximately ½ a mile of Llandudno Town Centre. The accommodation briefly comprises:- porch; hall; lounge; separate dining room; kitchen with breakfast area, upvc double glazed lean-to conservatory; rear porch with utility room and separate w.c, first floor landing; 3 bedrooms and a 3-piece shower room; a slingsby style ladder leads to the boarded roof space. The property features gas fired central heating from a combination boiler and upvc double glazing where specified. Outside - gardens to the front with lawn. Rear garden with lawn, garden shed and aluminium framed greenhouse.

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:-

PORCH

HALL

Upvc double glazed window, double radiator.

LOUNGE 13'11" x 13'4" (4.25m x 4.08m)



Fireplace with gas fire, upvc double glazed windows, radiator.

DINING ROOM 12'10" x 8'3" (3.92m x 2.532m)



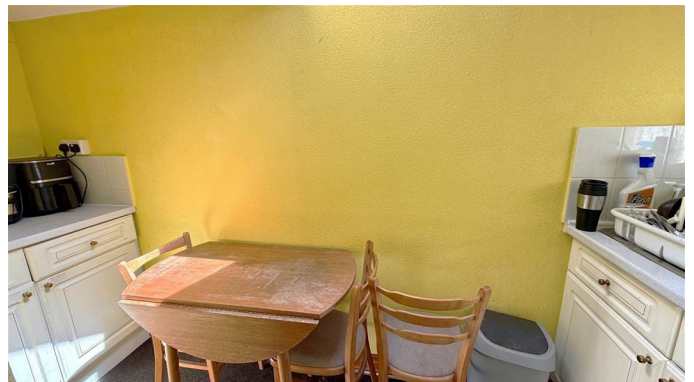
Double radiator, upvc double glazed sliding patio door to:-

UPVC DOUBLE GLAZED LEAN TO CONSERVATORY 10'9" x 7'3" (3.28m x 2.21m)



French door to the rear garden.

SPLIT KITCHEN AREA 11'5" x 3'4" (3.49m x 1.04m)



Stainless steel sink, base and drawer units, 'Velux' double glazed sky light window.

KITCHEN AREA 2 8'4" x 7'4" (2.55m x 2.24m)



Base, wall and drawer units, built-in oven and 4 ring gas hob.

REAR PORCH

UTILITY ROOM

Plumbing for a washing machine, upvc double glazed window.

SEPARATE W.C

Upvc double glazed window.

FIRST FLOOR LANDING

Boiler cupboard with 'Worcester' combination central heating and hot water boiler, slingsby style ladder to the boarded loft.

BEDROOM 1 11'11" x 11'0" (3.64m x 3.36m)



Plus built-in wardrobe, upvc double glazed window, double radiator.

BEDROOM 2 12'7" x 8'5" (3.84m x 2.58m)



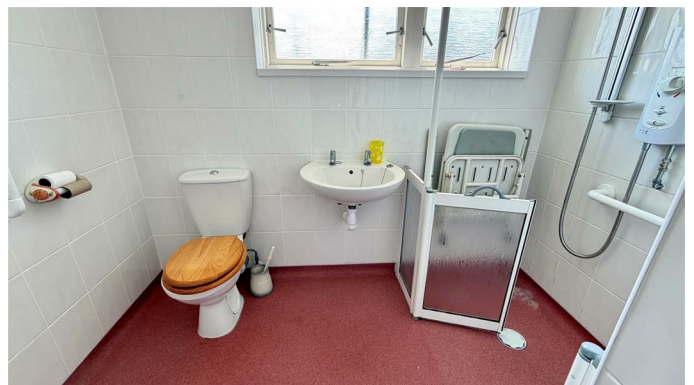
Plus built-in wardrobe, upvc double glazed window, double radiator.

L-SHAPED BEDROOM 3 9'6" x 8'2" maximum (2.91m x 2.49m maximum)



Including built-in cupboard, upvc double glazed window, double radiator.

WETROOM



3-piece suite in White, wall tiling, 'Dimplex' heater.

OUTSIDE

FRONT GARDEN

Lawned.

REAR GARDEN



With lawn, garden shed, aluminium framed greenhouse.

TENURE -
FREEHOLD

COUNCIL TAX BAND

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

Ground Floor

Approx. 72.9 sq. metres (784.3 sq. feet)



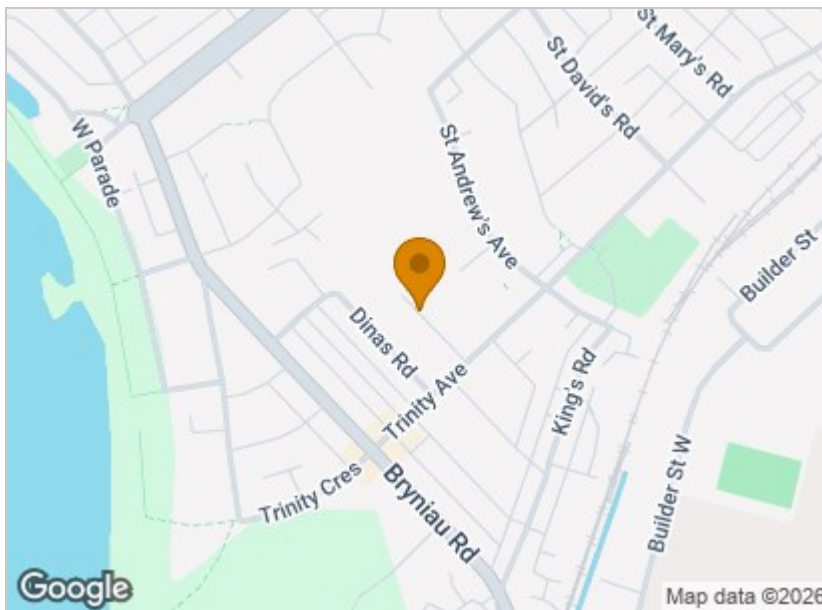
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First Floor

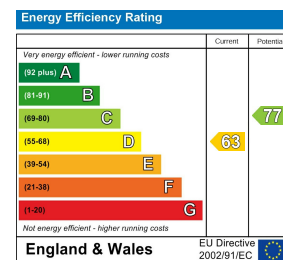
Approx. 42.7 sq. metres (459.5 sq. feet)



Area Map



Energy Efficiency Graph



Directions

From our Llandudno office, proceed north on Mostyn Street, first left onto Trinity Square, through the traffic lights into Trinity Avenue and Denness Place is the 6th road on the right and the property is on the left hand side within 150 yards. REF A377 13/07/26

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

