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Offers Over £600,000



www.bdahomesales.co.uk

THIS IS A RARE OPPORTUNITY TO PURCHASE A DETACHED FAMILY SIZE FARMHOUSE STYLE FOUR BEDROOM COTTAGE, having been converted from the original 2 cottages back in the 1980's, sitting on approximately 1/2 an acre of ground with off road parking for several cars, situated on the popular Great Orme with all its amenities including the Copper Mines, Tramway, Summit, Ski-Slope, Cable Cars and new Par 3 Nine Hole Golf Course. Close to Llandudno Town Centre with its array of shops, promenade and pier. The accommodation briefly comprises:- front door to small hall; ground floor three piece shower room; door to farmhouse style kitchen/ dining room with oak fronted units; lounge; separate dining room/ sitting room; staircase from the kitchen leads to first floor landing; four bedrooms and a four piece bathroom including separate shower cubicle. The property features gas fired central heating from a combination boiler and upvc double glazed windows. Outside we understand that there is approximately half an acre of grounds which provides lawn, flower beds, shrubs, trees, fishpond and out houses; good off road parking for several cars leads to a detached double garage.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED

The accommodation comprises:-

COVERED ENTRANCE

Upvc Double Glazed FRONT DOOR

With coloured leaded lights to:-

HALL

Wood effect flooring, access to roof space, radiator.

DUAL ASPECT LOUNGE 17'6" x 12'10" (5.34m x 3.93m)



Stone fireplace with tiled hearth and wooden mantle over and side display/ tv shelving, 2 wall light points, oak flooring, double radiator, 2 wall light points.



TRIPLE ASPECT SITTING ROOM 16'6" x 8'5" (5.05m x 2.58m)



Stone fireplace with display shelving to side, display mantle, open fire place with tiled hearth, 2 wall light points, triple aspect upvc double glazed windows and upvc double glazed sliding patio door to seating area, 2 wall light points, double radiator.

DUAL ASPECT KITCHEN/ DINING ROOM 15'1" x 12'10" (4.60m x 3.93m)



Fitted range of pine fronted base, wall, and drawer, glass fronted and corner display units, pine panelled ceiling with spotlights, inset single drainer sink unit and mixer tap, plumbing for washing machine, space for drier and cooker, plumbing for dishwasher, wall tiling, tile effect flooring, under stairs storage area with shelving.



TILED 3 PIECE SHOWER ROOM



Comprises double shower stall with mains shower, vanity wash hand basin, close coupled wc, upvc double glazed window and tile effect flooring, double radiator.

A staircase from the kitchen/ dining room leads to

FIRST FLOOR LANDING

Radiator.

DUAL ASPECT BEDROOM 1 14'9" x 8'5" (4.50m x 2.59m)



Plus two fitted double wardrobes, single wardrobe and top cupboards, matching dressing table and cabinet, dual aspect upvc double glazed windows, radiator.



VIEW FROM BEDROOM 1



DUAL ASPECT BEDROOM 2 13'0" x 8'8" (3.97m x 2.65m)



Coving, dual aspect upvc double glazed windows with views, radiator.

BEDROOM 3 10'1" x 8'8" (3.08m x 2.65m)



Upvc double glazed window to front, radiator.

BEDROOM 4 10'2" x 7'0" (3.11m x 2.14m)



2 fitted double wardrobes, dressing table and floor to ceiling cupboards, upvc double glazed window, radiator.

4 PIECE TILED BATHROOM



Grey suite comprising panelled bath with mixer tap, shower stall with mains shower, pedestal wash hand basin, close coupled wc, vinyl flooring, pine panelled ceiling with recessed downlighters, upvc double glazed window, double radiator.

OUTSIDE

FRONT GARDEN



Walled front garden with lawn, gated access to side garden. There is a driveway leading to the property, the double width driveway provides off street parking for several cars.

SIDE GARDEN

Large side corner garden abutting St Beunos Road with gated access.



GARAGE 18'0" x 16'4" (5.50m x 4.98m)



With up and over door, side personal door, light and power connected, upvc double glazed window.

REAR GARDEN



Large lawned area with stone walling boundary and vegetable garden, seating areas, hard standing, shrubs, trees. Enclosed paved patio to rear with raised beds/ fish pond. Stone built workshop with light and power and attached storage, 2 timber garden sheds, gated access on to the shared driveway to the front.



TENURE

The property is held on a FREEHOLD tenure.

COUNCIL TAX

Is 'D' as obtained from www.conwy.gov.uk

Ground Floor

Approx. 67.4 sq. metres (725.9 sq. feet)



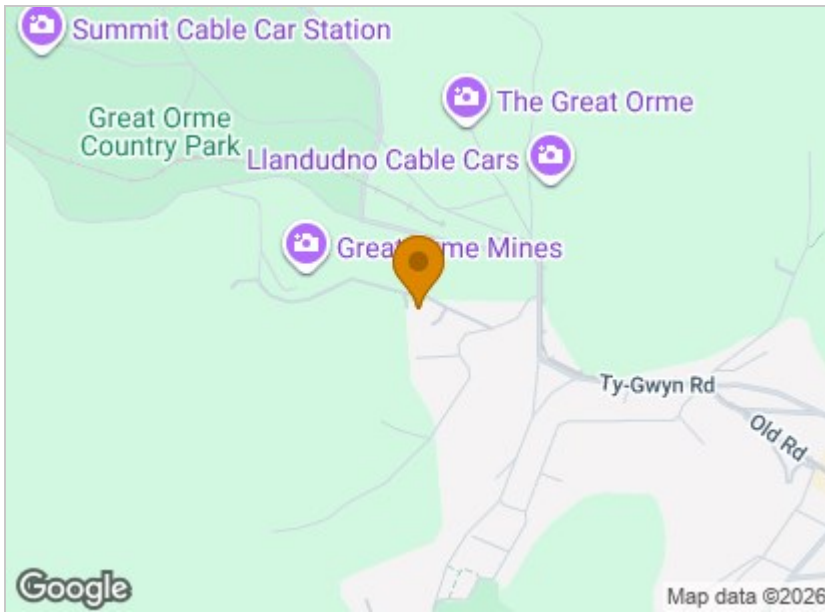
First Floor

Approx. 61.1 sq. metres (657.5 sq. feet)

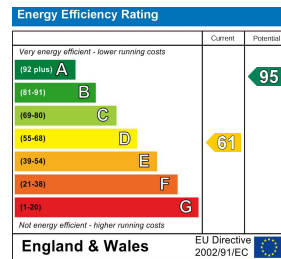


Total area: approx. 128.5 sq. metres (1383.4 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed north at Mostyn Street, through the roundabout with the millenium clock towards the Empire Hotel, take the road to the right hand side onto Ty-Gwyn Road and follow this road up the Great Orme, through the traffic lights continuing up Ty-Gwyn Road and take the third turning on the left onto St Beuno's Road, next right onto Pyllau road and first left onto a shared driveway which leads to No 1. Ref A744 16/06/26

We will be pleased to arrange a viewing of this Home

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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.

