Bryan Davies & Associates

4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125

AUCTIONEERS
•
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

14 Lon Cymru, Llandudno, Conwy, LL30 1SJ









No Onward Chain £159,950

3 2 2 D

THIS THREE BEDROOM MID TERRACED HOME IS IN NEED OF SOME MODERNISATION situated within level walking access of Llandudno Town Centre, close to The Links Public House/Restaurant and a ¼ of a mile to Asda Superstore, Mostyn Champneys and Parc Llandudno. The accommodation briefly comprises:- porch; hall; two-piece shower room; lounge; separate dining room; kitchen; first floor landing; three bedrooms and a three piece bathroom. The property features gas fired central heating and double glazed windows. Outside small front garden and rear garden with patio area.

THE PROPERTY IS IN NEED OF SOME MODERNISATION

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:-

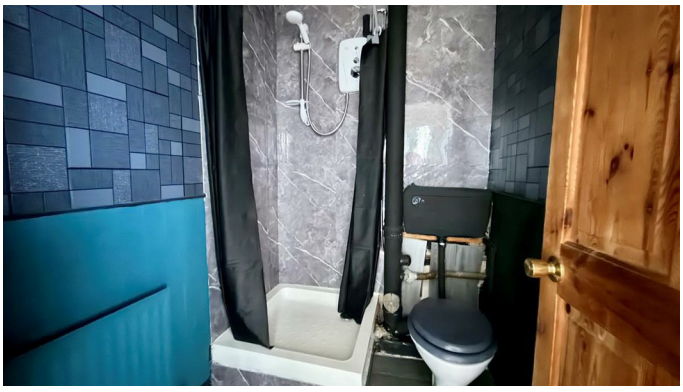
FRONT DOOR TO:-

PORCH
Storage cupboard with gas and electric meters.

INNER DOOR
From the porch to:-

HALL
Double radiator.

2-PIECE SHOWER ROOM



Shower stall with electric shower and wall panelling, low flush w.c.

LOUNGE 15'10" x 10'3" (4.83m x 3.14m)



Sliding patio door (in need of replacement), fire surround, double and single radiator. Double doors to:-



DINING ROOM 9'4" x 9'4" (2.87m x 2.86m)



Upvc double glazed window, double radiator.

KITCHEN 11'10" x 9'4" (3.62m x 2.86m)
Base, wall and drawer units with round edge worktops, stainless steel sink, plumbing for a washing machine, upvc double glazed windows, radiator.

Staircase from the hall leads to:-

FIRST FLOOR LANDING
Walk-in storeroom/boiler room with 'Baxi' gas fired central heating boiler and hot water tank.

BEDROOM 1 13'6" x 8'2" (4.13m x 2.49m)



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

BEDROOM 2 9'4" x 9'4" (2.87m x 2.87m)



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

BEDROOM 3 10'5" x 7'0" (3.19m x 2.14m)



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

TILED BATHROOM



Freestanding ball and claw bath with mixer taps, vanity wash hand basin and close coupled w.c, skylight window, ladder style towel warmer.

OUTSIDE

SMALL FRONT GARDEN

REAR GARDEN



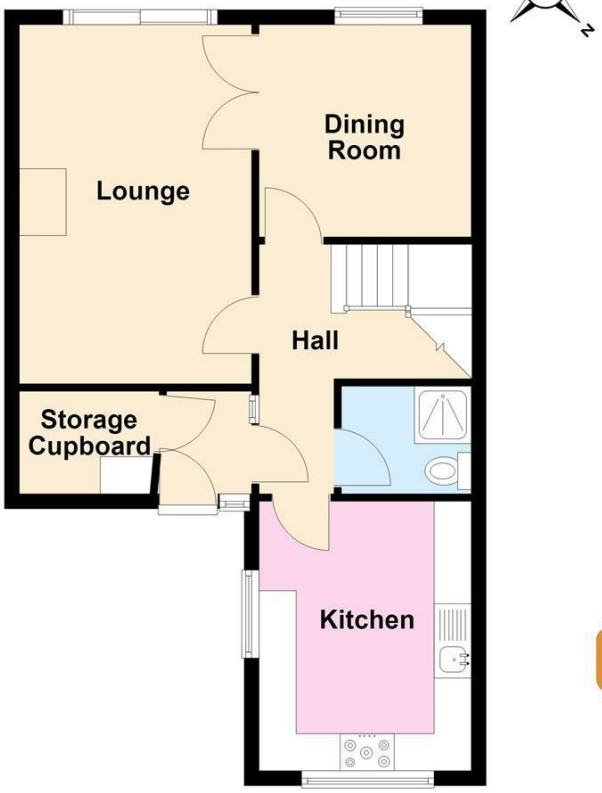
With lawn and patio area.

TENURE - FREEHOLD

COUNCIL TAX BAND
Is 'C' obtained from www.conwy.gov.uk

Ground Floor

Approx. 49.2 sq. metres (529.3 sq. feet)



First Floor

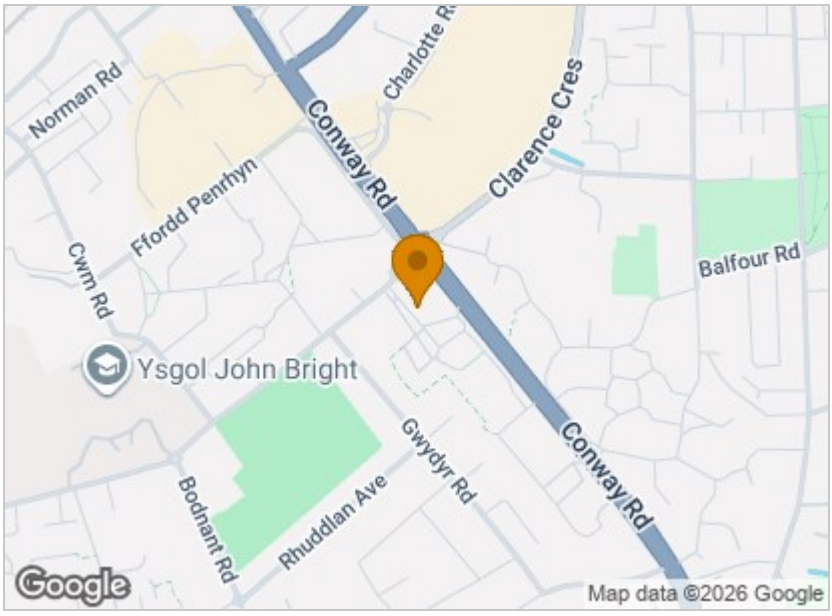
Approx. 45.1 sq. metres (485.9 sq. feet)



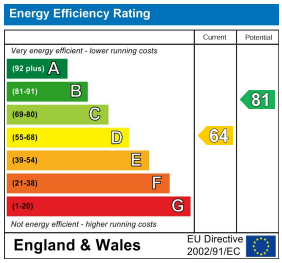
Bryan Davies & Associates

Total area: approx. 94.3 sq. metres (1015.1 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 third exit onto Maesdu Road, first left into Lon Cymru and the property can be viewed on the right hand side within 200 yards. Ref A950 01/08/26 Rev 22/10/26

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.

naea | propertymark PROTECTED
Relocation agent network
The Property Ombudsman
OnTheMarket.com
rightmove

For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.