Bryan Davies + Associates

4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125

AUCTIONEERS
•
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

15 Lon Gwalia, Llandudno, Conwy, LL30 1SZ

No Onward Chain £195,000

3 1 1 D

THIS LOVELY THREE BEDROOM END TERRACE FAMILY SIZED HOME is situated on this popular development, within ½ a mile of Llandudno Town Centre including Mostyn Champneys, Parc Llandudno Retails Parks and Asda Superstore. The accommodation briefly comprises:- front door to hall; two piece cloakroom; lounge/dining room; kitchen with range of modern units; first floor landing; three bedrooms and a modern three piece shower room. The property features gas fired central heating, upvc double glazed windows. Outside - small front garden, good sized rear garden.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED

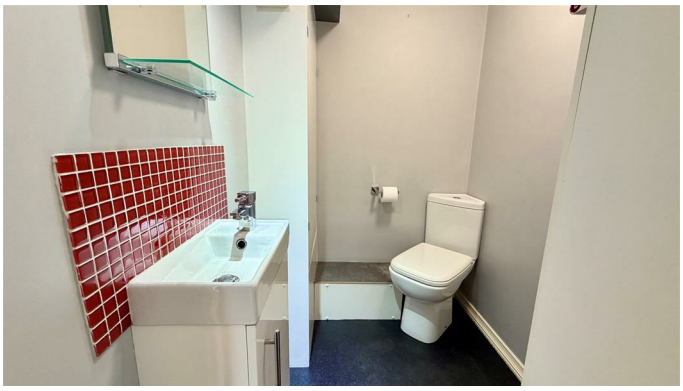
The Accommodation Comprises:-

CANOPIED ENTRANCE

FRONT DOOR to:-

HALL
Laminate flooring, shoe cupboard, double radiator, understairs storage cupboard with shelving.

2-PIECE CLOAKROOM



White suite with wash hand basin and cupboard, close couple w.c, tiled splashback, mirror and display shelf, extractor, display light, plastic cladding to the ceiling, cupboard with gas and electric meter, display shelf, cupboard housing 'Ideal Exclusive' combination central heating and hot water boiler, sparkle flooring.

LOUNGE/DINING ROOM 20'2" x 9'8" (6.15m x 2.95m)

Fire surround with Granite back and hearth, display mantle, inset gas fire, telephone point, coving, double raditor, wood effect flooring.

KITCHEN 10'4" x 7'8" (3.17m x 2.36m)

Fitted range of White shaker style base, wall and drawer units with round edge worktops incorporating 1½ bowl sink unit with mixer tap, space for cooker, plumbing for a washing machine and dishwasher, space for slimline fridge/freezer, wall and floor tiling, pull out tall larder unit, coving, upvc double glazed window to the front, double radiator.

A staircase from the Entrance Hall leads to:-

FIRST FLOOR LANDING
Access to roof space via a pull down ladder, walk-in large storage/linen cupboard with shelving.

BEDROOM 1 11'8" x 10'5" (3.56m x 3.18m)

Upvc double glazed windows to the rear, built-in doubled wardrobe with hanging rails and shelving, double radiator.

BEDROOM 2 10'5" x 6'8" (3.19m x 2.04m)

Upvc double glazed windows to the front, built-in wardrobe with hanging rail and shelving, further built-in cupboard with shelving, double radiator.

BEDROOM 3 9'8" x 6'4" (2.95m x 1.95m)

Upvc double glazed window to the rear, wall mounted electric heater, built-in cupboard with double hanging rail.

RE-FITTED TILED 3-PIECE SHOWER ROOM

Suite comprises double shower stall with twin shower heads including drench shower, pedestal wash hand basin and mixer tap, close coupled w.c, ladder style towel rail, mirror fronted cabinet, decorative wall tiling, wood effect flooring, upvc double glazed window with display sill.

OUTSIDE

FRONT GARDEN
With pavings, slate chippings and shrubs.

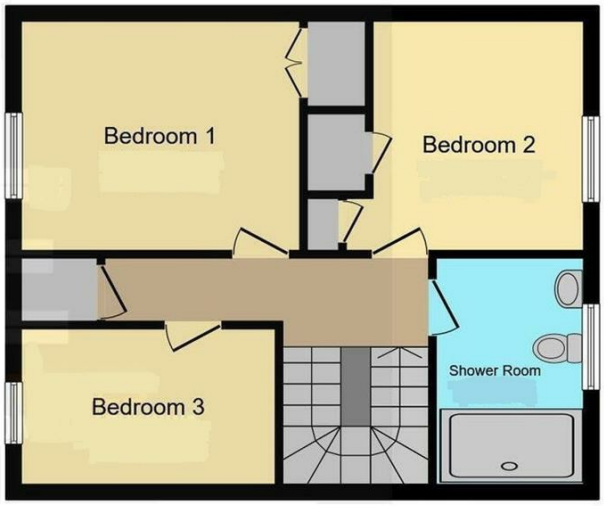
GOOD SIZED REAR GARDEN

With lawns, shrubs, timber garden shed with power, brick built tool/bin store. Rear gated pedestrian access, awning, full width paved patio, external power points.

TENURE - FREEHOLD

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

Ground Floor
Floor area 49.4 sq.m. (532 sq.ft.)

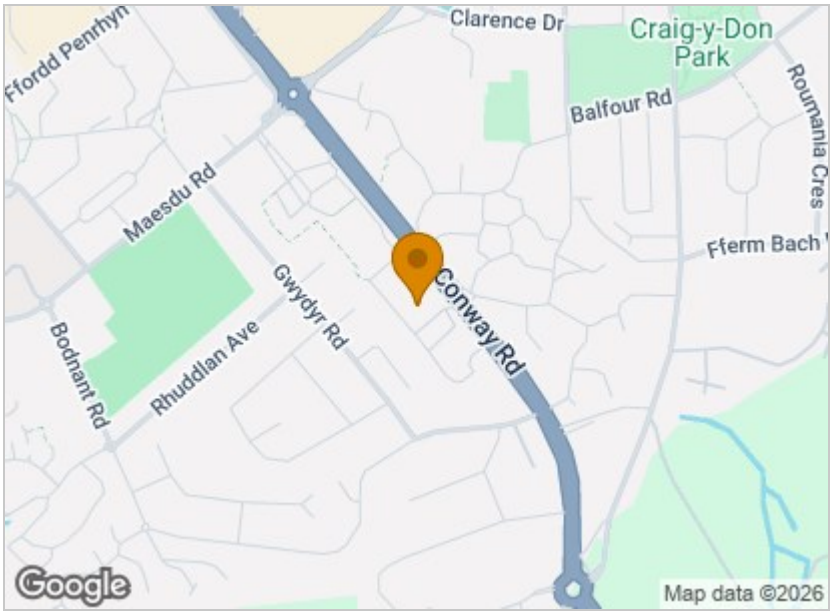


First Floor
Floor area 49.4 sq.m. (532 sq.ft.)

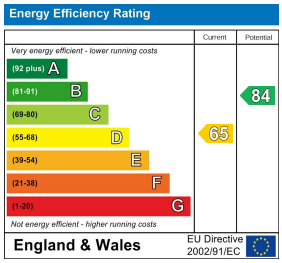
Total floor area: 98.9 sq.m. (1,064 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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, follow the road along for approximately 250 yards turn right into Lon Gwalia and No15 is the end of terrace on the left hand side.
REF: A946 22/07/26 rev 30/07/26

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.

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.