

**Bryan Davies  
+ Associates**

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

**AUCTIONEERS  
●  
ESTATE AGENTS**

email: [llandudno@bdahomesales.co.uk](mailto:llandudno@bdahomesales.co.uk)

**26 Victoria Street, Craig y Don, Llandudno, Conwy,  
LL30 1LX**



**Or Nearest Offer £200,000**

 5  1  2  D

[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)



FOR SALE FOR THE FIRST TIME IN THE OPEN MARKET SINCE BEING BUILT (C1890), HAVING BEEN IN THE SAME FAMILY FOR 135 YEARS. THIS MID TERRACE FIVE BEDROOM, THREE STOREY HOME IS SITUATED ON THE LEVEL WITHIN EASY WALKING OF THE LOCAL SHOPS AND PROMENADE AND APPROXIMATELY A MILE FROM LLANDUDNO TOWN CENTRE.

The accommodation briefly comprises:- entrance hall; lounge with bay window; separate dining room; kitchen; utility room and two piece cloakroom; ¾ landing; three piece bathroom with separate shower cubicle; separate w.c.; first floor landing; three bedrooms; second floor landing; two further good sized bedrooms. The property features gas fired central heating to the ground and first floor and the majority of windows are upvc double glazed. Outside - small front area and rear courtyard with storage.

THE PROPERTY IS IN NEED OF SOME UPDATING.

NO ONWARD CHAIN

The accommodation comprises:-

Upvc Double Glazed FRONT DOOR

With coloured leaded light and top light to:-

ENTRANCE HALL

Coving, radiator.

LOUNGE 14'6" x 11'8" (4.42m x 3.56m)



Into upvc double glazed bay window, fire surround with marble back and hearth with coal effect electric fire, gas point, two wall lights, coving, radiator.

DINING ROOM 13'10" x 10'5" (4.22m x 3.19m)



Fire surround with marble back and hearth, gas point, radiator, single glazed window.

Steps down into:

KITCHEN 12'5" x 10'0" (3.79m x 3.05m)



Fitted range of oak effect fronted base, wall and drawer units with round edge worktops incorporating single drainer sink unit, integrated electric double oven and four ring gas hob with cooker hood over, under unit lighting, splashback, two radiators, 'Terratzo' tiled window sill.

Access door to hall.



UTILITY ROOM

With plumbing for automatic washing machine, wall units, radiator, upvc double glazed door to rear courtyard.



## 2 PIECE CLOAKROOM



With pedestal wash hand basin and mixer tap, close coupled w.c., wall and floor tiling, spotlights, upvc double glazed window.

A staircase from the Entrance Hall leads to:

## ¾ LANDING

## 3 PIECE BATHROOM



White suite comprising panel bath, corner shower with 'Mira' electric shower, vanity wash hand basin, airing cupboard housing 'Biasi' combi boiler, shelving and radiator, radiator, single glazed window.

## SEPARATE W.C.

Closed couple w.c., single glazed window.

## FIRST FLOOR LANDING

## BEDROOM 1 12'0" x 8'5" (3.68m x 2.58m)



Radiator, upvc double glazed window to front.

## BEDROOM 2 14'0" x 10'5" (4.28m x 3.18m)



Triple wardrobe, double radiator, upvc double glazed window to rear.

## BEDROOM 3 8'7" x 6'10" (2.64m x 2.09m)



Radiator, upvc double glazed window to front.

## SECOND FLOOR LANDING

'Velux' double glazed skylight window.

## BEDROOM 4 15'10" x 10'7" average (4.84m x 3.24m average)



Sloping ceilings, upvc double glazed window.

BEDROOM 5 10'7" x 10'5" maximum (3.24m x 3.19m maximum)



Eaves storage, 'Velux' double glazed skylight window.

## OUTSIDE

### SMALL FRONT AREA

### REAR COURTYARD



Storage shed.

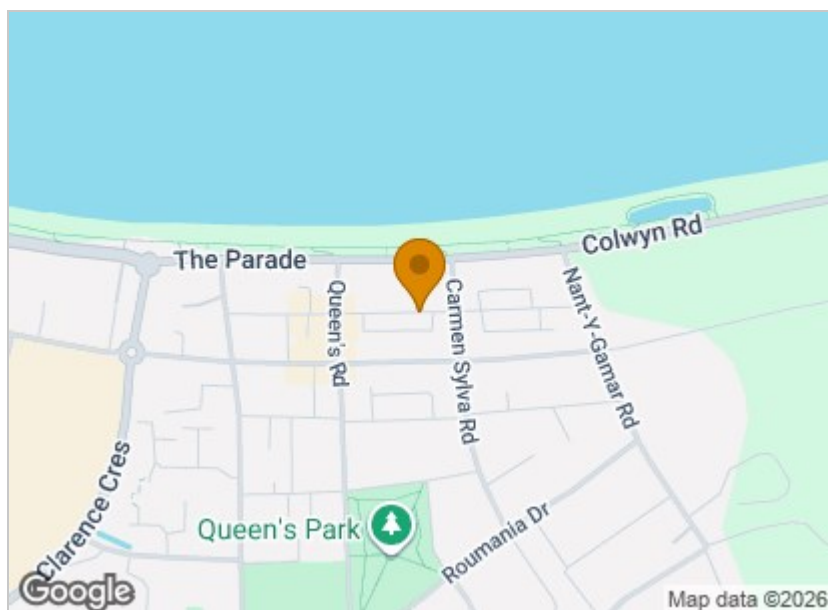
## TENURE

The property is held on a FREEHOLD tenure.

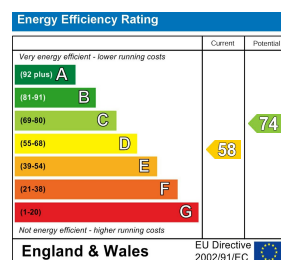
## COUNCIL TAX BAND

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

## Area Map



## Energy Efficiency Graph



## Directions

From our Llandudno office proceed to the promenade and turn right, through the roundabout by Venue Cymru continue along the promenade, take the 2nd turning on your right onto Queens Road, 1st left into Victoria Street and the property can be viewed on the right hand side within 100 yards. Ref: A735 24/07/25 REV 03/02/26

**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.

