

**Bryan Davies
+ Associates**

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

**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

**Ivydene, 45 Mostyn Avenue, Craig y Don,
Llandudno, Conwy, LL30 1YY**



Offers Over £400,000

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www.bdahomesales.co.uk

THIS IS A GORGEOUS SEMI DETACHED LATE VICTORIAN THREE STOREY PROPERTY WHICH HAS BEEN SUB-DIVIDED TO CREATE LOVELY ACCOMMODATION FOR OWNERS AND AN ANNEXE FOR A RELATIVE AND POSSIBLE HOLIDAY LET ON THE GROUND FLOOR, SITUATED IN THE HEART OF CRAIG Y DON NEXT TO THE SHOPS AND WITHIN 200 YARDS OF THE PROMENADE AND A MILE FROM LLANDUDNO TOWN CENTRE.

The accommodation briefly comprises:-

A self contained door on the ground floor leads to a STUDIO comprising: kitchenette; double bedroom/sitting room with en-suite three piece shower room.

Ground floor front door to hall; self-contained door to TWO BEDROOM APARTMENT comprising: lounge, kitchen with lean-to conservatory/dining area; two bedrooms and a three piece shower room.

A self-contained door from the ground floor leads to: FIRST AND SECOND FLOOR MAISONETTE comprising: first floor - lounge; kitchen with modern units and built-in appliances leading through to a balcony. The kitchen area further leads through to a dining room; bedroom three; two piece shower/utility room and separate w.c.; second floor landing; two double bedrooms and a study/fourth bedroom and modern three piece bathroom.

The property features gas fired central heating from two separate boilers and upvc double glazed windows where specified.

Outside front brick paved parking area paved rear garden and patio with large garden timber garden tool store.

Presently, the property is on Two Separate Titles with the first and second floor maisonette being on a long 999 year lease to the ground floor Freeholder.

THE SELLERS WISH TO SELL THE PROPERTY AS A WHOLE AND ANY PROSPECTIVE BUYER, PARTICULARLY NEEDING MORTGAGE FINANCE, SHOULD CONTACT THEIR SOLICITOR AND MORTGAGE ADVISOR FOR FURTHER ADVICE ON THE PURCHASE.

The Accommodation Comprises:

THE STUDIO

KITCHENETTE



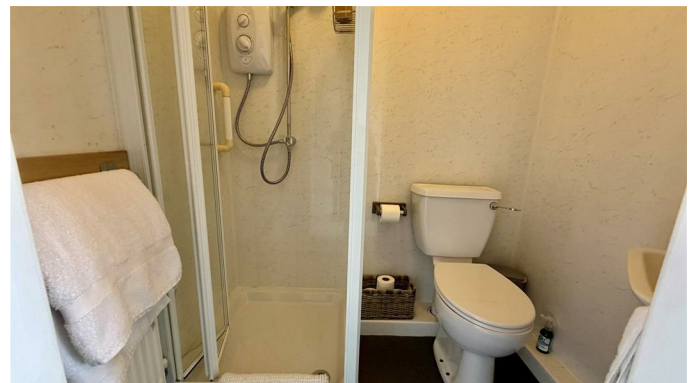
With base and wall units, round edge worktops incorporating single drainer sink unit and mixer tap, space for fridge.

OPEN PLAN/LOUNGE/BEDROOM 19'1" x 14'1" (5.84m x 4.31m)



(Into bay window and including En-Suite shower Room) Picture rails, coving, T.V. point, display shelving, upvc double glazed bay window to front.

EN SUITE 3-PIECE SHOWER ROOM



Comprising corner shower with 'Mira' shower, wash hand basin, closed couple w.c., plastic wall cladding, extractor, radiator, non slip flooring.

SIDE DOOR FROM THE DRIVEWAY

Leads to:

HALL

Wood effect flooring.

Separate door to:

GROUND FLOOR FLAT

With integrated door off Ground Floor Hall.

LOUNGE 14'6" x 13'6" (4.44m x 4.14m)



Fire surround with inset coal effect gas fire with granite hearth and display mantle over, double radiator, double aspect windows with shutters.

KITCHEN 11'4" x 7'6" (3.47m x 2.31m)



Fitted range of beech effect fronted base and wall units with round edge worktops incorporating inset 1½ bowl 'Belfast' style sink and mixer taps, integrated double electric 'Zanussi' over, four ring ceramic hob and cooker hood over, integrated fridge/freezer, radiator, floor and wall tiling, upvc double glazed window.

Doorway through to:

CONSERVATORY/DINING ROOM 10'7" x 7'6" (3.23m x 2.31m)



T.V. point, floor tiling, upvc double glazed windows and doors. Upvc double glazed doors opening to:

DECKED REAR GARDEN

Seating area.

REAR PORCH AREA

With plumbing for an automatic washing machine with worktop and wall mounted 'Worcester'; combi boiler, upvc double glazed rear door.

SHOWER/WET ROOM



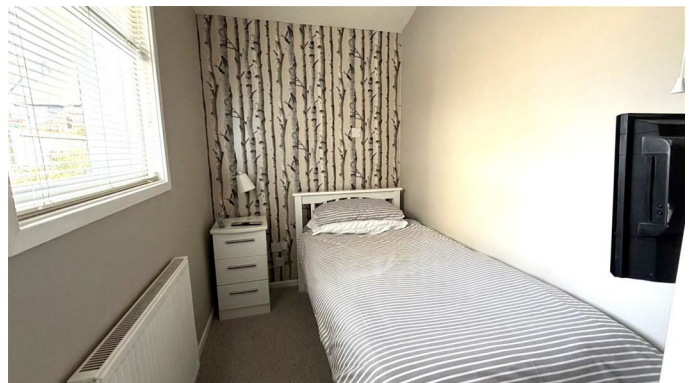
Large shower area with mains shower and twin shower heads, vanity wash hand basin, close coupled w.c., ladder style towel rail, non slip flooring, sparkle plastic wall cladding, upvc double glazed window.

BEDROOM 1 13'7" x 10'2" (4.15m x 3.12m)



Double radiator, upvc double glazed window.

BEDROOM 2 7'10" x 5'8" (2.39m x 1.74m)



T.V. point, radiator, glazed window.

SELF-CONTAINED COVERED ENTRANCE

TO THE MAISONETTE - Upvc double glazed front door and sidelight to:

ENTRANCE HALL

Wood effect flooring, coving, enclosed staircase to:

FIRST AND SECOND FLOOR MAISONETTE

FIRST FLOOR LANDING

Electric fuse box, coving, radiator.

LOUNGE 16'2" x 14'0" maximum (4.93m x 4.28m maximum)



Fire surround with inset coal effect gas fire, slate hearth and display mantle, recessed with display shelving, coving, radiator.

Upvc double glazed French door to:

BALCONY TO FRONT

Two upvc double glazed windows.

OPEN PLAN KITCHEN/DINING ROOM 13'6" x 13'3" (4.12m x 4.05m)



Extensively fitted range of grey fronted base, wall, drawer and glass fronted display units with matching central island, inset double bowl sink unit with mixer taps, integrated tall larder fridge, freezer units with pull out shelving, double electric oven and microwave, under unit lighting, wine cooler, central island with ceramic hob and breakfast bar area, T.V. point, recessed downlighters to ceiling, radiator, decorative wall tiling, wood effect flooring, double aspect upvc double glazed windows.



Double glazed door to:

DECKED BALCONY



With canopy and glass balcony panels, good sized seating area.

Archway from the Kitchen through to:

DINING AREA 16'4" x 9'1" into bay (4.98m x 2.79m into bay)



Coving, radiator, wood effect flooring, upvc double glazed French door to:

BALCONY TO FRONT

Double radiator.

BEDROOM 3 13'6" x 10'1" (4.12m x 3.09m)



Decorative fire surround and hearth with display mantle over, radiator, upvc double glazed window.

SHOWER ROOM/UTILITY



SHOWER ROOM - Comprising corner shower with mixer tap, shower attachment and drench shower head, pedestal wash hand basin and tiled splashback.

UTILITY AREA - Plumbing for an automatic washing machine and space for dryer, round edge worktops, shelving, ladder style towel rail, wood effect flooring, recessed downlighters to ceiling, upvc double glazed window.

BOILER ROOM

Housing wall mounted 'Vaillant' gas fired boiler, shelving for storage, upvc double glazed window.

A staircase from the first floor landing leads to:

SECOND FLOOR LANDING



Access to roof space, double glazed 'Velux' skylight window.

BEDROOM 1 16'2" x 13'5" maximum (4.95m x 4.09m maximum)



Decorative fire surround with display mantle, radiator, part sloping ceilings, upvc double glazed windows to front.

BEDROOM 2 12'2" x 11'11" maximum (3.72m x 3.64m maximum)



Plus bay recess, decorative fireplace with mantle over, display shelving, radiator, part sloping ceiling, upvc double glazed window to rear with hillside views.

STUDY/OCCASIONAL BEDROOM 4 14'1" x 12'2" (4.30m x 3.72m)



Radiator, sloping ceilings, upvc double glazed window.

3-PIECE BATHROOM



White suite comprising round edged bath with mixer tap, wash hand basin with drawer, shaver point, close coupled w.c., recessed display shelves with lighting, display shelving and mirror with light, ladder style towel rail, extractor, wall light point, vinyl flooring.

OUTSIDE

FRONT GARDEN

Block paved seating area with double opening gates leading to:

OFF STREET PARKING

For up to three cars (dependant on size).

WALLED REAR GARDEN



With large patio/seating area, timber garden shed, tool store/shed.



Double opening gates and single access gate giving access for off street parking (if shed is removed).

COVERED PATIO/SEATING AREA

Flower beds with shrubs, external power point, outside tap, side gated access.



TENURE

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COUNCIL TAX BAND FOR GROUND FLOOR

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

COUNCIL TAX BAND FOR MAISONETTE

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

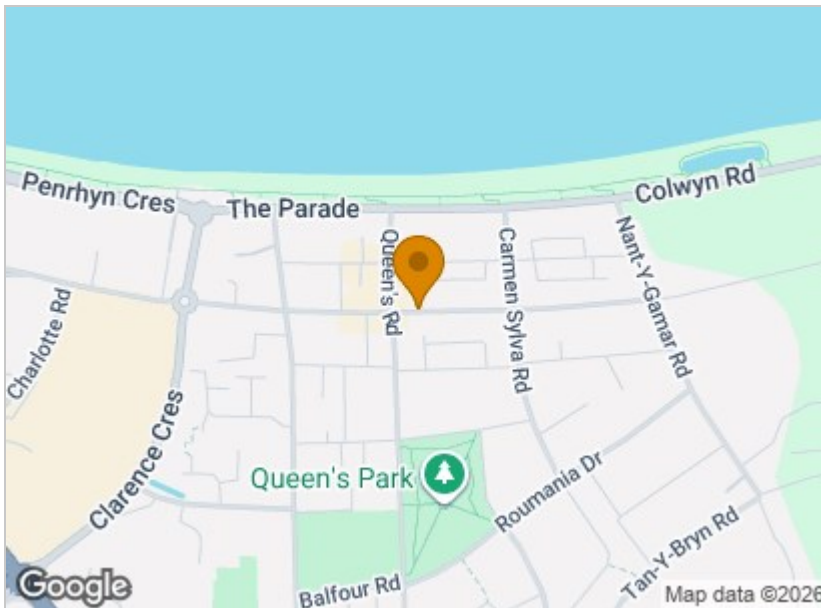
MAISONETTE ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

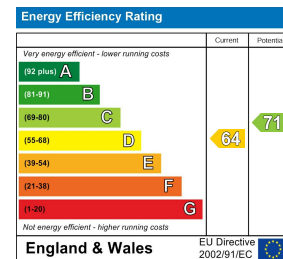


Total area: approx. 274.5 sq. metres (2954.5 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed around the Premier Inn Hotel heading towards Craig y Don keeping in the left hand lane passing the swimming pool, continue through the roundabout onto Mostyn Avenue and after passing the Co-op, the property can be viewed on the right hand side within 150 yards.
A877 20/05/26

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.

