

**Bryan Davies
+ Associates**

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Lodge House Bryn Y Bia Close, Craigside, Llandudno, Conwy, LL30 3AQ



£430,000

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www.bdahomesales.co.uk

THIS IS A LOVELY CHARACTERFUL NEWLY DECORATED AND UPDATED SEMI DETACHED 3 BEDROOM COTTAGE AT THE END OF A SMALL CUL-DE-SAC - ORIGINALLY THE LODGE FOR TY-GWYN WITH GATED PARKING AT THE FRONT FOR SEVERAL VEHICLES AND EXTENSIVE REAR GARDEN WITH SUMMERHOUSE, DECKING AND SEA VIEWS - situated in the popular area of Craigside within a mile of Penrhyn Bay shopping, and also Craig Y Don shopping and restaurants, within walking distance of The North Shore beach and promenade, 2 miles of Llandudno and on a direct bus route at the end of the Close. The accommodation briefly comprises:- arched Oak front door to entrance hall; 2 piece cloakroom; kitchen/dining/family room; a staircase from the lounge leads to the first floor landing; principal bedroom with mountain and sea views; 2 piece en-suite washroom with door to the garden; bedroom 2 with mountain and sea views; bedroom 3 and office with good sized fitted bunk beds and garden views; gorgeous 4 piece family bathroom with underfloor heating with large deep bath and wet room with drench shower. The property features gas fired central heating and upvc double glazed windows. Outside - brick paved and gated parking area for several cars leads to a single car garage with power and light and a brick built log store and recycling area. To the rear a lovely garden with ornamental pond and seating area, decking, summerhouse, various seating areas and raised beds and steps to the top of the garden with lovely sea views to the whole bay and The Great Orme. The property features a zoned security alarm system with security PIR lighting front and rear.

DISCLOSURE NOTICE

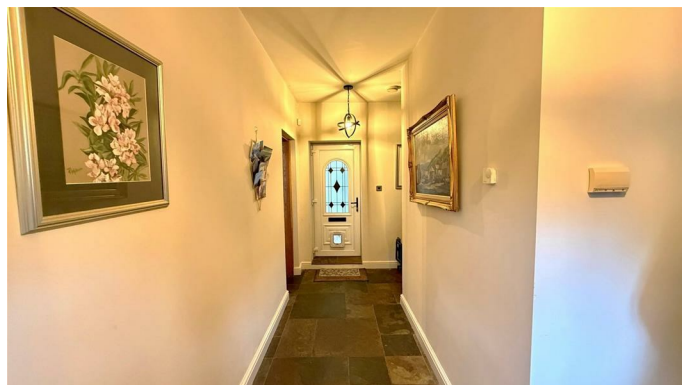
N.B. THIS PROPERTY IS OWNED BY AN EMPLOYEE OF BRYAN DAVIES AND ASSOCIATES

The accommodation comprises:-

ARCHED DOORWAY TO FRONT

Oak door into:-

RECEPTION HALL



Slate tiled floor with under floor heating and temperature controller, cupboard housing fuse box,

storage area and hooks for coats, 2 side double glazed windows and upvc door to rear garden with cat flap.

2-PIECE CLOAKROOM



Half wood panelled walls with display shelving, Welsh slate floor with underfloor heating, recessed downlighters to ceiling, close coupled wc, wash hand basin with mixer tap.

Oak door from hall to:

KITCHEN/ DINING FAMILY ROOM 15'5" x 14'7" to chimney breast (4.71m x 4.45m to chimney breast)



Fitted range of grey oak fronted base, wall, drawer and glass fronted units with display shelving, granite worktops and matching breakfast bar with seating bench, under unit lighting, inset single drainer sink unit and mixer tap, integrated appliances include 'Indesit' microwave and 'Indesit' steam oven, 'Hotpoint' Dishwasher, stainless steel cooker hood and splashback, 'Rangemaster' cooking range with twin electric ovens, grill, warmer drawer and 6 ring gas hob, recessed downlighters to ceiling, Welsh slate floor with underfloor heating and temperature controller, inglenook fireplace with exposed oak beam and free standing multi fuel/ log burning stove, double storage cupboard and book shelving, TV mounted on swivel bracket. Upvc double glazed window with mountain views and oak display sills.



Oak door from hallway leads to:

LOUNGE 18'11" x 15'3" plus staircase (5.77m x 4.65m plus staircase)



Minster stone fireplace and hearth with inset gas coal effect stove, 2 wall light points, wall mounted TV bracket above fireplace, feature designer radiator, plus further double radiator, feature exposed beams to ceiling, deep wooden sills, oak polished flooring and oak door to deep under stairs storage cupboard, wall mounted alarm control box and fibre optic BT box, telephone point, 2 upvc double glazed windows, oak door to utility room, staircase to first floor, upvc double glazed door to rear garden with lovely views up the garden to flowered bank and bird watching area.

UTILITY ROOM

With upvc door to front and upvc window, worktops with plumbing for washing machine and space for dryer, double cupboard with top cupboards with shelving housing fuse box, integral fire door from utility to garage with power and light.

A staircase from the lounge leads to:-

FIRST FLOOR LANDING

Two radiators and feature porthole window with lovely views.

BEDROOM 1 15'10" x 10'9" (4.83m x 3.28m)



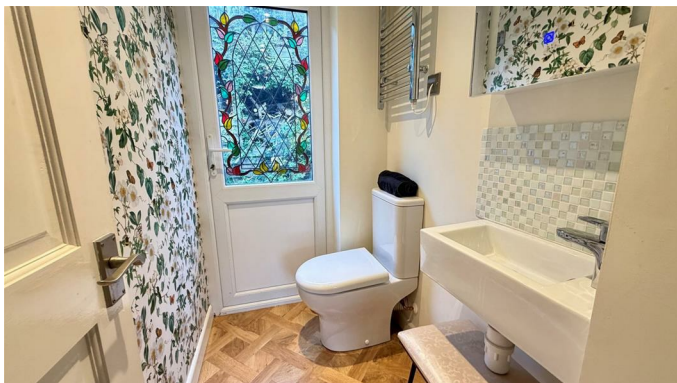
Built in triple wardrobe with shelving, wall mounted TV bracket and sockets above wardrobe, upvc double glazed window with leaded lights and window seat with views to Nant y Gamar mountain in one direction and limited sea views to the other.



VIEW FROM BEDROOM 1



EN-SUITE 2 PIECE WASH ROOM



With close coupled wc, wash hand basin with mixer tap, mirror fronted cabinet with feature lights and inset shaver socket, electric wall mounted chrome towel rail with wall mounted temperature controller. Upvc double glazed coloured leaded door to rear garden decking area, switch for outside PIR security light.

BEDROOM 2 11'11" x 11'9" (3.64m x 3.59m)



Two built in double wardrobes with hanging rails and drawers below and storage cupboards with display shelf and kick board lighting, access to roof space via slingsby ladder to attic room, upvc double glazed window with views towards the North Shore and The Great Orme.

BOARDED ATTIC SPACE 6'6" x 9'2" plus higher level 6'6" x 10'5" (2.0m x 2.8m plus higher level 2m x 3.2m)

Carpeted, radiator, light and sockets, lower feature lighting, further storage area carpeted above first area. Second attic space 5m x 2m length of house to left with light.

BEDROOM 3/ OFFICE 12'0" x 6'2" plus built in cupboard (3.67m x 1.89m plus built in cupboard)



Fitted built in bunks with fitted steps, 3ft mattress on lower bunk with inset shelving, 4ft mattress on top bunk with feature lighting and sockets. Cupboard with shelving and sockets above to lower bunk. Triple fitted wardrobe with hanging rails and shelving, upvc double glazed window and radiator.



4 PIECE TILED BATHROOM 11'9" x 8'3" (3.6m x 2.53m)



Under floor heating with 'Danflos' wall mounted timer and controller, white suite comprising large walk in wet room area with 'Mira' shower with drench shower head and shower screen, inset granite display shelf with lighting, pedestal wash hand basin with granite shelf and fitted mirror, close coupled wc, inset large and deep bath with granite surround and mixer tap, dual purpose heating and electric chrome towel warmer radiator with timer, built in linen cupboard with radiator and shelving, cupboard housing 'Vaillant' combination central heating and hot water boiler installed 2022, shaver socket.



OUTSIDE

Shared access with double opening gates to front and double width block paved driveway with security lighting, hot and cold outside taps with hose pipe and exterior power socket, drying area with fold out wall

mounted airer, log storage area, tool store and recycling area with shelving and PIR security lights.

GARAGE 17'0" x 9'9" (5.19m x 2.99m)

With double opening doors to front, light and power, integral fire door to utility room.

REAR GARDEN



From the lounge door, external socket, outside lighting up the garden, steps up to the terraced rear garden which has been extensively landscaped, with a summer house with garden and side sea views, BBQ area and steps up to the upper decking with outdoor seating and dining area with sea views. The garden has the added benefit of privacy and sun all day and evening.



LOWER GARDEN AREA



From the en-suite door is a planted garden with grape vines, climbing clematis and scented jasmine with

vegetables and shrubs and seating are with outside tap.

WILDLIFE POND AREA



Lovely area with established plants and seating areas.

STEPS UP TO TOP OF GARDEN



TIERED GARDEN WITH RAISED BEDS



Raised beds for vegetables and established fruit trees, shrubs and flowers.

TOP GARDEN SEATING AREA WITH SEA VIEWS



Private seating area overlooking woodland and beyond uninterrupted views of The Great Orme, Llandudno Bay and views to Anglesey.

TENURE

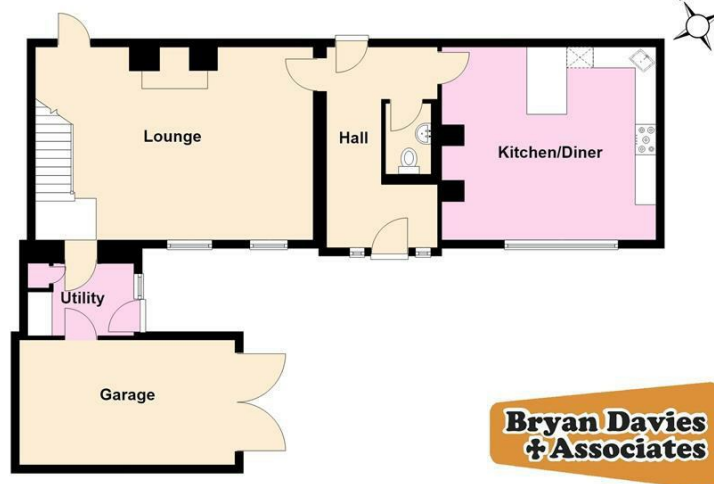
The property is held on a FREEHOLD tenure.

COUNCIL TAX

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

Ground Floor

Approx. 90.9 sq. metres (978.1 sq. feet)



First Floor

Approx. 68.6 sq. metres (738.9 sq. feet)



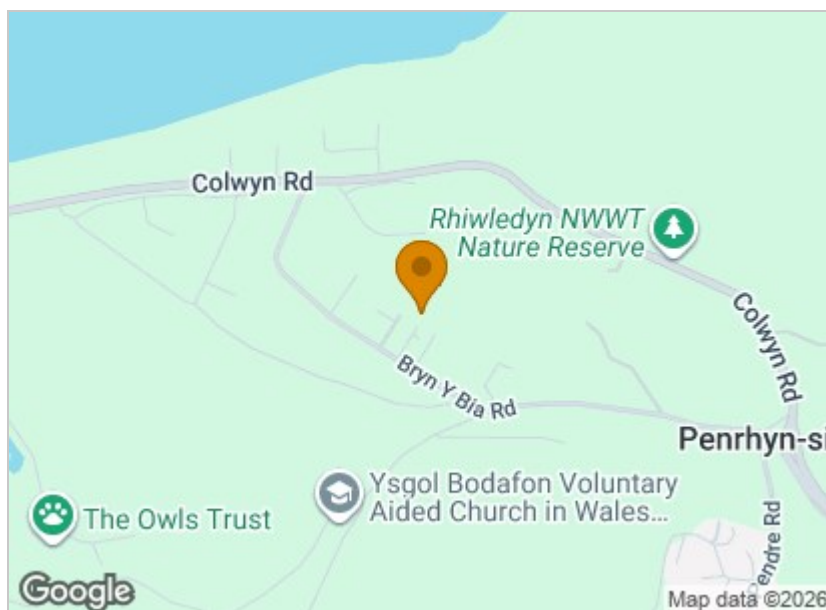
Second Floor

Approx. 12.1 sq. metres (129.9 sq. feet)

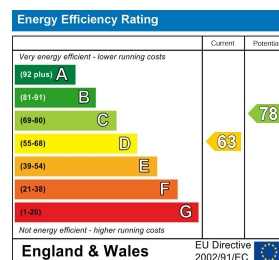


Total area: approx. 171.6 sq. metres (1846.9 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed on the promenade and turn right, follow the road out of town and after passing Bodafon Fields on your right hand side, take the third turning on your right into Bryn Y Bia Road, continue along the road, take the second turning on your left into Bryn Y Bia Close and the property is in front of you on the left at the top of the cul de sac. Ref A962 27/08/26

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.

