Bryan Davies + Associates

4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125

AUCTIONEERS
•
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

5 Adelphi Street, Llandudno, LL30 1AL

£189,950

3 1 3 D

THIS ATTRACTIVE DOUBLE FRONTED TOWN CENTRE COTTAGE IS SITUATED ON THE LEVEL close to Parc Llandudno, Mostyn Street and the promenade. The accommodation briefly comprises:- hall; lounge with bay window; separate sitting room with bay window; dining room; kitchen; first floor landing; three double size bedrooms; 3 piece bathroom with corner bath, separate shower cubicle, wash hand basin and separate low flush wc. The property features gas fired central heating from a combination boiler and upvc double glazed windows. Outside small front garden area, rear garden with lawn and outhouses.

PROPERTY IS IN NEED OF MODERNISATION

NO HOLIDAY LETTING

The Accommodation Comprises:-

CANOPIED ENTRANCE
Upvc double glazed leaded coloured front door to:-

HALL
2 wall light points, dado rail, coving, laminate flooring, under stairs cloaks/storage cupboard with light and shelving, radiator.

LOUNGE 12'0" x 9'9" plus (3.67m x 2.98m plus)

Upvc double glazed bay window, hearth with gas fire point, picture rails, coving, laminate, flooring, radiator.

SITTING ROOM 12'0" x 8'11" plus (3.67m x 2.73m plus)

Upvc double glazed bay window, coving, laminate flooring, radiator.

DINING ROOM 11'8" x 8'0" (3.58m x 2.44m)

Built in storage cupboards with shelving to recess, laminate fooring, upvc double glazed window, radiator.

KITCHEN 11'2" x 5'8" (3.41m x 1.73m)

Fitted range of pine fronted base, wall, drawer and glass fronted units with round edge work tops, inset 1½ bowl sink unit, electric cooker and ceramic hob, plumbing for washing machine, wall tiling, cupboard housing gas fired combination 'I-Mini' central heating and hot water boiler, pine panelled ceiling, upvc double glazed window and upvc double glazed door to rear garden.

A staircase from the entrance hall leads to:-

FIRST FLOOR LANDING
Access to roof space, laminate flooring, upvc double glazed window.

BEDROOM 1 13'0" x 12'11" (3.97m x 3.96m)

Upvc double glazed window to front, radiator.

BEDROOM 2 12'11" x 9'1" (3.95m x 2.77m)

Upvc double glazed window, radiator.

BEDROOM 3 12'6" x 8'5" (3.82m x 2.59m)

Vanity wash hand basin, upvc double glazed window to rear, radiator.

3 PIECE BATHROOM

Tiled with corner bath, separate shower, pedestal wash hand basin, upvc double glazed window, tile effect flooring, radiator.

SEPARATE TILED WC

Low flush wc, upvc double glazed window.

OUTSIDE

Front walled garden with paved seating area.

REAR GARDEN

With lawns, paved seating areas, outside wc and storage shed, separate tool store, shrubs and trees.

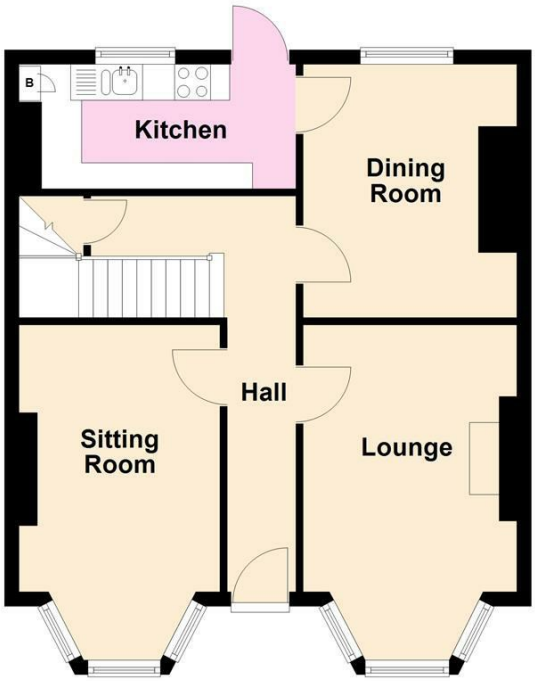
TENURE

The property is held on a LEASEHOLD tenure over a 2000 year lease from 1897 with an annual ground rent of £4.00.

COUNCIL TAX

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

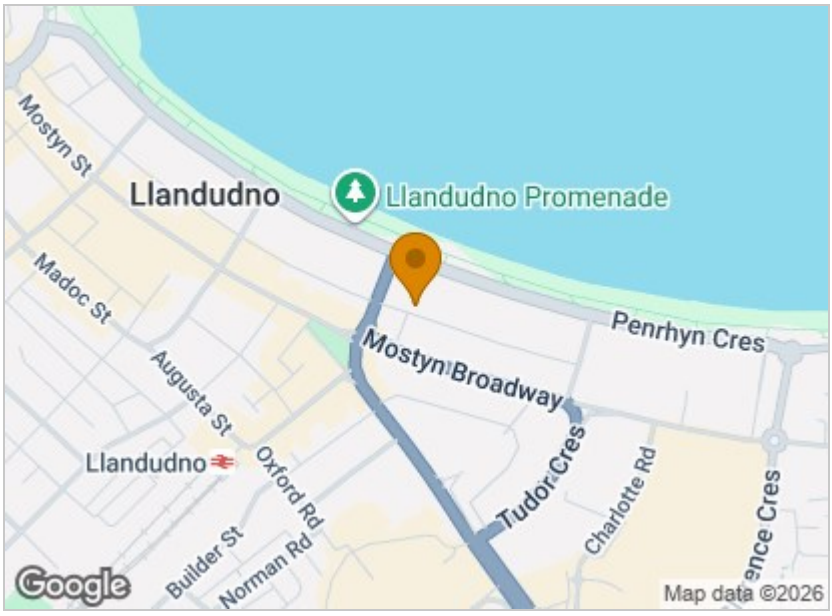
Ground Floor
Approx. 53.8 sq. metres (579.0 sq. feet)



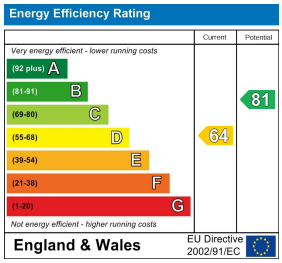
First Floor
Approx. 56.1 sq. metres (604.1 sq. feet)

Total area: approx. 109.9 sq. metres (1183.1 sq. feet)

Area Map



Energy Efficiency Graph



Directions
From our Llandudno office proceed across Mostyn Street heading for the promenade, take the first right onto Adelphi street and the property can be seen on the left hand side after 70 yards. Ref A851 20/02/26 REV 17/06/26

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.

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.