

**Bryan Davies
+ Associates**

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**AUCTIONEERS
●
ESTATE AGENTS**

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No Onward Chain £195,000

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www.bdahomesales.co.uk

THIS UNUSUAL AND SPACIOUS END TERRACED THREE STOREY PROPERTY - situated in the heart of Craig y Don next to the shops and within 100 yards of the promenade. The accommodation briefly comprises:- side door to small hall; inner door to reception hall/study; ground floor utility room; first floor landing; lounge; separate dining room/3rd bedroom; kitchen; principal bedroom and 3 piece shower room; second floor landing; bedroom 2; 3 piece shower room and walk-in box room. The property features gas fired central heating from a combination boiler, upvc double glazed windows. Outside - there is a double garage with automatic roller door. Small rear garden.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED TO APPRECIATE THE SIZE OF THIS PROPERTY.

The Accommodation Comprises:-

COVERED ENTRANCE

SIDE ENTRANCE DOOR TO:-

HALL

Integral door to garage, understairs storage with shelving, glazed door to:-

RECEPTION HALL/STUDY 10'9" x 9'10" (3.28m x 3.01m)



Plate rack, telephone points, upvc double glazed window, coving, double radiator.

UTILITY ROOM 11'10" x 8'0" (3.63m x 2.45m)



Base and wall units, round edge worktops, double drainer sink unit and mixer taps, plumbing for a washing machine and space for dryer, Terrazzo tiled floor, wall mounted 'Ideal Logic' heating and hot water boiler, upvc double glazed window and side door to garden.

A door from the Reception Hall/Study leads to enclosed staircase to:-

FIRST FLOOR LANDING

Wall mounted intercom entry phone, wall light point, coving.

LOUNGE 19'10" x 14'6" (6.07m x 4.42m)



Into upvc double glazed bay window, picture rail, coving, fire surround with display mantle, Marble back and hearth, telephone point, double radiator.



KITCHEN 12'7" x 8'9" (3.84m x 2.69m)



Fitted White base, wall, drawer, glass fronted and corner display units, round edge worktops, inset 1½ bowl sink unit and mixer taps, wall tiling, picture rail, 4 ring gas hob with cooker hood over, integrated fridge/freezer, upvc double glazed window.



DINING ROOM/BEDROOM 3 10'6" x 7'10" (3.223m x 2.41m)



Coving, display shelving, built-in cupboard with hanging rail and shelving, radiator, upvc double glazed window to rear, display shelving.

BEDROOM 1 10'4" x 10'2" maximum (3.15m x 3.11m maximum)



Including 2 fitted double wardrobes, matching dressing table with drawers over stairs, large linen store with shelving, telephone and t.v. point, upvc double glazed window, double radiator.

3-PIECE SHOWER ROOM



In White comprising double shower stall, vanity wash hand basin, mirror fronted cabinet with display shelving, close coupled w.c, ladder style towel rail, plastic clad walls, upvc double glazed window, non slip flooring.

SECOND FLOOR LANDING

BEDROOM 2 14'3" x 10'5" (4.36m x 3.18m)



Double aspect upvc double glazed windows, double and single radiator, t.v. point.

BOX ROOM 13'5" x 5'3" (4.09m x 1.62m)

Velux double glazed skylight window, access to eaves.

3-PIECE SHOWER ROOM



Comprising tiled shower stall with 'Mira' shower, pedestal wash hand basin, close coupled w.c, mirror and shaver light, double radiator, velux double glazed skylight window.

OUTSIDE

GARAGE 20'0" x 14'7" (6.11m x 4.45m)



Electric roller door, light and power connected, integral door to hall. Off road parking for small car to the front of the garage.

REAR GARDEN

Rear courtyard with side gated access.

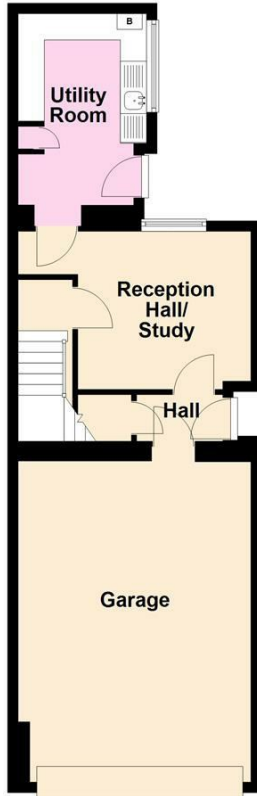
TENURE - FREEHOLD

COUNCIL TAX BAND

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

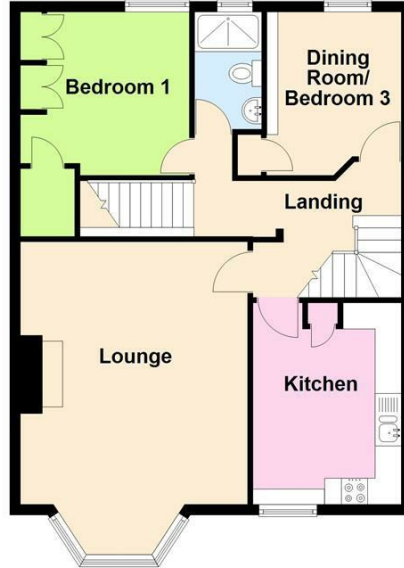
Ground Floor

Approx. 55.8 sq. metres (600.7 sq. feet)



First Floor

Approx. 70.1 sq. metres (754.5 sq. feet)



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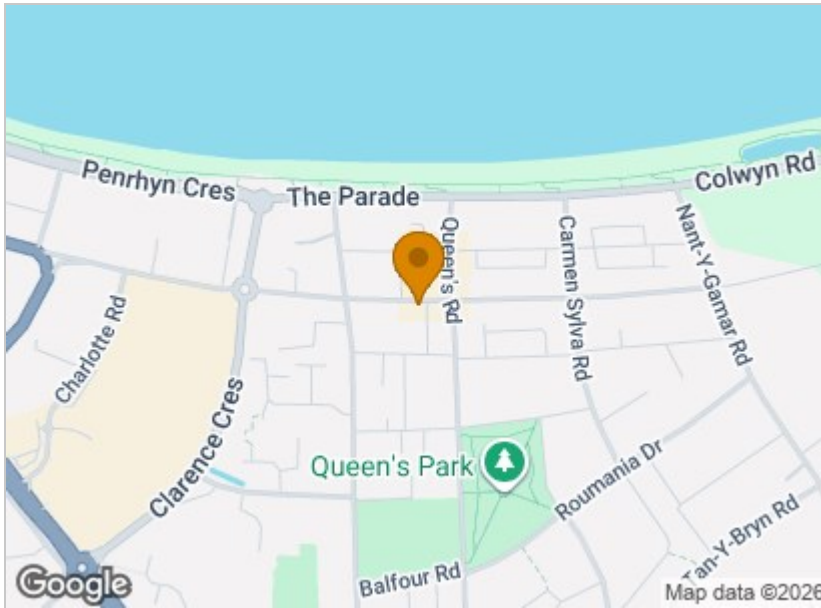
Second Floor

Approx. 32.8 sq. metres (352.7 sq. feet)

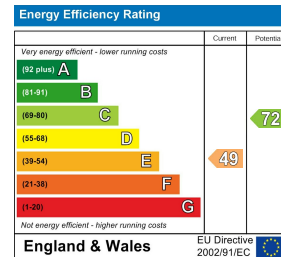


Total area: approx. 158.7 sq. metres (1707.9 sq. feet)

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 left hand side within 30 yards. REF: A853 23/02/26

We will be pleased to arrange a viewing of this Home

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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.

