Bryan Davies + Associates

4 MOSTYN STREET
LLANDUDNO
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AUCTIONEERS
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ESTATE AGENTS

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55 Lloyd Street West, West Shore, Llandudno, Conwy, LL30 2BN

No Onward Chain £168,000

2 1 1 C

THIS TWO BEDROOM QUAD STYLE TOWN HOUSE IS IN NEED OF SOME UPDATING AND SITUATED WITHIN 200 YARDS OF LOCAL SHOPS, 400 YARDS TO THE WEST SHORE PROMENADE AND APPROXIMATELY ONE MILE FROM LLANDUDNO TOWN CENTRE.

The accommodation briefly comprises:- hall; storage cupboard; lounge/dining room; kitchen with a range of units; first floor landing; two bedrooms; three piece bathroom with over bath shower. The property features gas fired central heating and double glazed windows. Outside - front southerly facing garden area; allocated parking space for one car.

The accommodation comprises:-

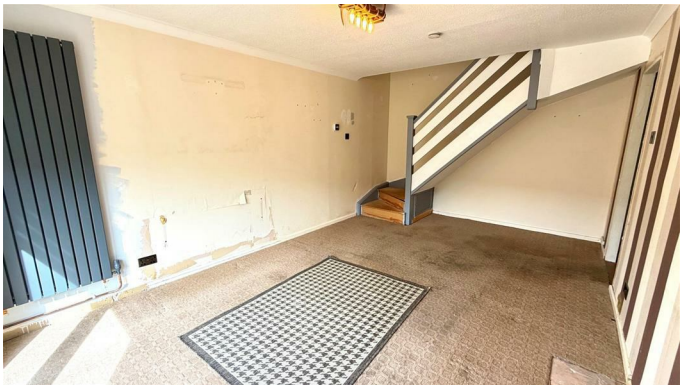
Side aspect Upvc double glazed FRONT DOOR to:-

HALL

With cloaks cupboard housing gas and electric meters and shelving.

LOUNGE/DINING ROOM 17'7" x 10'11" (5.36m x 3.33m)

Telephone point, upvc double glazed sliding patio door to garden, coving, understairs recess, new vertical radiator. Hive thermostat.



KITCHEN 12'4" x 6'5" (3.76m x 1.96m)

Fitted range of light beech effect fronted base, wall and drawer units with round edged worktops, stainless steel sink, Built under oven, 4 ring ceramic hob, plumbing for a washing machine, 'Vaillant' combination boiler, upvc double glazed window, radiator.

A staircase from the lounge leads to:-

FIRST FLOOR LANDING

Storage cupboard.

BEDROOM 1 14'0" x 10'11" max (4.28m x 3.34m max)

Built in wardrobe with hanging rail and shelving, access to roof space, upvc double glazed window, radiator.

BEDROOM 2 8'5" x 8'3" (2.58m x 2.52m)

Built in wardrobe with hanging rail and shelving, upvc double glazed window, radiator.

3 PIECE BATHROOM

White suite comprising panelled bath with mixer tap with shower over and side screen, pedestal wash hand basin and mixer tap, close coupled wc, wall and floor tiling, shaver point, ladder style towel rail, recessed down lighters to ceiling, upvc double glazed window.

OUTSIDE

ALLOCATED PARKING
For one car.

FRONT GARDEN
Southerly facing.

TENURE
The property is held on a FREEHOLD tenure.

COUNCIL TAX
Is 'C' as obtained from www.conwy.gov.uk

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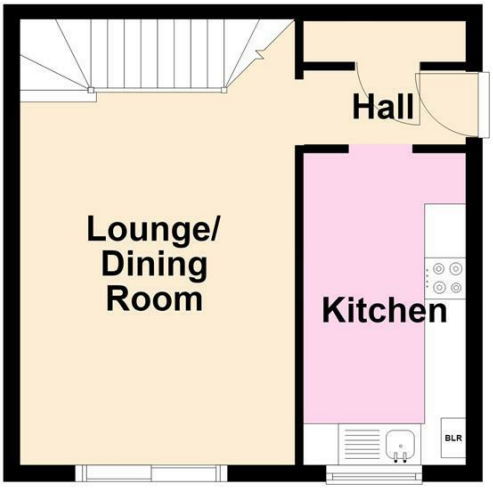
Ground Floor

Approx. 29.1 sq. metres (312.8 sq. feet)

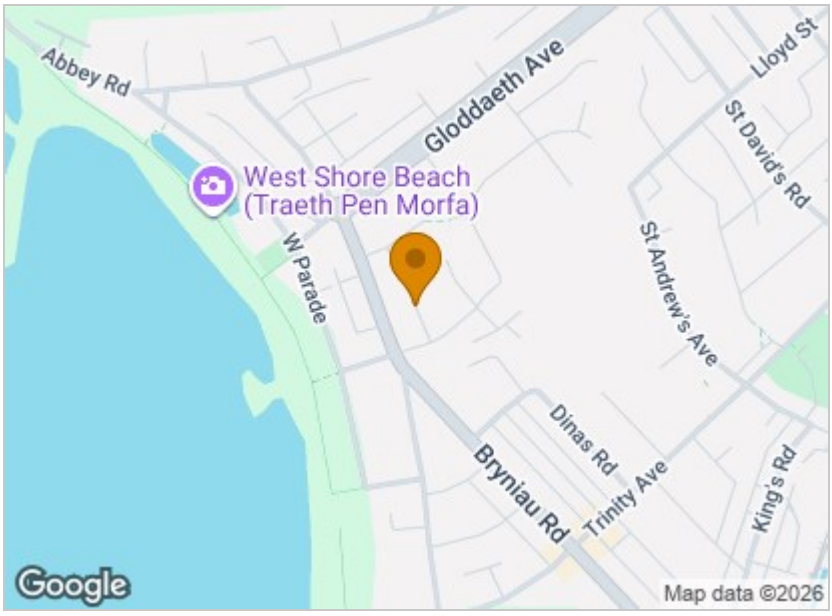


First Floor

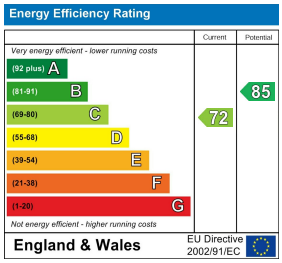
Approx. 29.1 sq. metres (312.8 sq. feet)

Total area: approx. 58.1 sq. metres (625.7 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed north along Mostyn Street, at the roundabout at the Millennium Clock, turn left onto Gloddaeth Street, follow the road down to the West Shore, and at the mini roundabout, turn left, take the second left onto Lloyd Street West, first left and the property can be viewed on the right hand side within 60 yards. Ref A967 17/09/26

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.

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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.