

31 Bryn Y Bia Road

Llandudno, Conwy, LL30 3AS

Rostons

LAND & PROPERTY SPECIALISTS

01829 773000 | www.rostons.co.uk

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Guide Price - £600,000

Occupying a sought after position within the desirable Craigside area of Llandudno. Sunnyhill Lodge is offered for sale with no onward chain and provides spacious, well-balanced accommodation alongside private, low maintenance gardens and excellent parking facilities. The accommodation comprises an entrance porch, welcoming hallway, ground floor WC, spacious lounge, dining room, contemporary fitted kitchen with integrated appliances, sun room and a generous utility room. To the first floor are three well proportioned bedrooms, including an en suite shower room, together with a modern family bathroom. Externally, a private block paved driveway provides ample off road parking. Secure gated access leads to the front garden and rear courtyard area, where there is a useful log store, garden store and home office. The principal garden lies to the side of the property, featuring a lawn and raised patio, ideal for outdoor dining and entertaining.

LOCATION

Situated on the highly regarded Bryn Y Bia Road in the sought after Craigside area of Llandudno, the property enjoys easy access to the coastline, Little Orme and a wide range of amenities in Craig-y-Don, Penrhyn Bay and Llandudno town centre. Widely regarded as one of North Wales' premier coastal towns, Llandudno offers excellent shopping, leisure and recreational facilities, together with a vibrant selection of cafés and restaurants. The town benefits from superb road links via the A55 North Wales Expressway and rail connections to Chester, Manchester and Liverpool. Families are well served by a range of highly regarded schools, including St David's College and nearby Rydal Penrhos School, further enhancing the town's appeal as a place to live.













ACCOMMODATION
Approached via the private driveway to the front entrance porch.

ENTRANCE PORCH
Single-glazed door and side windows, tile flooring and inner door through to the entrance hall.

ENTRANCE HALL
A good sized entrance hall having stairs rising to the first-floor landing, radiator and double-glazed door to the rear courtyard area.

GROUND FLOOR WC
Comprising a WC and wash handbasin, radiator and a double-glazed window.







LOUNGE
Good sized lounge having a double-glazed window to the front and door access to the side, cast iron burner, timber flooring and a radiator.

DINING ROOM/SITTING ROOM
An excellent sized second reception room with a double-glazed bay window to the front and a radiator.

KITCHEN
Modern comprehensive range of base and drawer units, quartz work surfaces, and a sink unit with a mixer tap over, two Siemens electric ovens, built-in dishwasher, integrated fridge, pantry cupboard, double-glazed window to rear and steps rising to the sunroom.

SUNROOM
Superb additional reception space with an orangery-style roof, double-glazed windows, French doors to the outside and a Radiator

UTILITY ROOM
Fitted with a modern range of wall, basin and drawer units, single drainer sink unit with a mixer tap over, plumbing point for a washing machine and space for a tumble dryer, electric radiator and two double-glazed doors, one leading to the courtyard area, the other to the lawned garden and patio.

FIRST FLOOR LANDING
Access to the loft space.

BEDROOM 1
Master bedroom having double-glazed windows to the front, built-in wardrobe and a radiator.

EN SUITE WETROOM
Comprising, a mains shower and shower screen, vanity wash hand basin and a heated towel rail, tile flooring and part tiled walls, double glazed window.

BEDROOM 2
Double-glazed window, fitted wardrobe, and a radiator.

BEDROOM 3
Double-glazed window and a radiator.

BATHROOM
A well-appointed three-piece suite comprising a tile panel bath with a main shower over and a shower screen, WC, vanity wash handbasin, heated towel rail, tiled walls and flooring, airing cupboard housing the hot water cylinder and central heating boiler, plus a double-glazed window to side.













OUTSIDE
On approach there is shared access to a private driveway providing ample off-road parking.

GARDEN
Secure gate access to both sides of the property, having a lawn garden to the front, with further gate access to the enclosed courtyard area, which houses a useful log store, garden store and home office. To the other side of the property is the principal lawn, garden, and patio area.

SERVICES
Mains water, electric, gas and drainage.

COUNCIL TAX
G

EPC
D

DIRECTIONS
Sat Nav – LL30 3AS

What3words - ///winter.kings.tribes

APPROXIMATE DISTANCES
Llandudno Train Station 1.9 miles
Liverpool Train Station 63.1 miles
Manchester Airport 72 miles

AML REGULATIONS

In line with UK anti-money laundering legislation, we are legally required to carry out checks on all purchasers. While the Rostons Group remains responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial anti-money laundering checks are carried out on our behalf by Movebutler. Once you have had an offer accepted on a property you wish to buy, you will receive an email from Movebutler containing a secure link to complete the required checks. The cost of these checks is £30 (incl. VAT) per buyer. This fee covers the cost of obtaining the necessary data, along with any manual checks or monitoring that may be required. Payment is made directly to Movebutler and must be completed before we can issue a memorandum of sale. Please note that this fee is non-refundable.

VIEWINGS

Please contact Rostons on 01829 773000. All viewings must be made in advance.

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

DISCLAIMER

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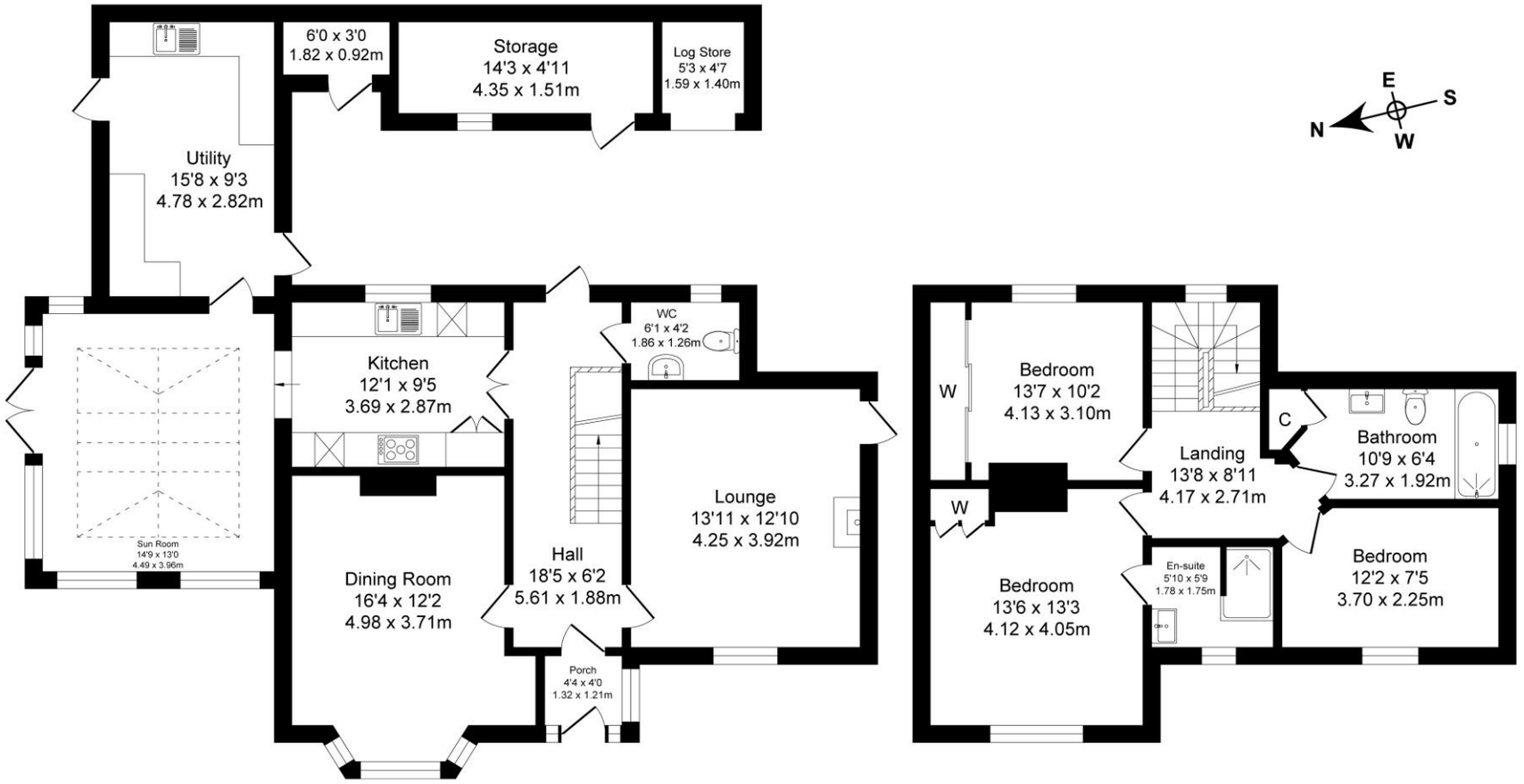




Sunnyhill Lodge

Total Approx. Floor Area 1787 Sq.ft. (166.0 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor Area 1172 Sq.Ft (108.9 Sq.M.)

First Floor

Approx. Floor Area 615 Sq.Ft (57.1 Sq.M.)

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