



# KPF: Key Property Facts

An Analysis of This Property & The Local Area  
**Monday 01st June 2026**



**15, BRYN Y BIA ROAD, LLANDUDNO, LL30 3AS**

## Landwood Group

77 Deansgate Manchester M3 2BW

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## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	2,228 ft <sup>2</sup> / 207 m <sup>2</sup>		
<b>Plot Area:</b>	0.39 acres		
<b>Council Tax :</b>	Band H		
<b>Annual Estimate:</b>	£4,946		
<b>Title Number:</b>	CYM321279		
<b>UPRN:</b>	10023740108		
<b>Restrictive Covenants:</b>	Yes		

## Local Area

<b>Local Authority:</b>	Conwy
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers	Very low
● Seas	Very low
● Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>2</b> mb/s	<b>32</b> mb/s	<b>1800</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

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15 Bryn Y Bia Road, LL30 3AS

Energy rating

**E**

Valid until 16.02.2036

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		74   <b>C</b>
55-68	<b>D</b>		
39-54	<b>E</b>	45   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

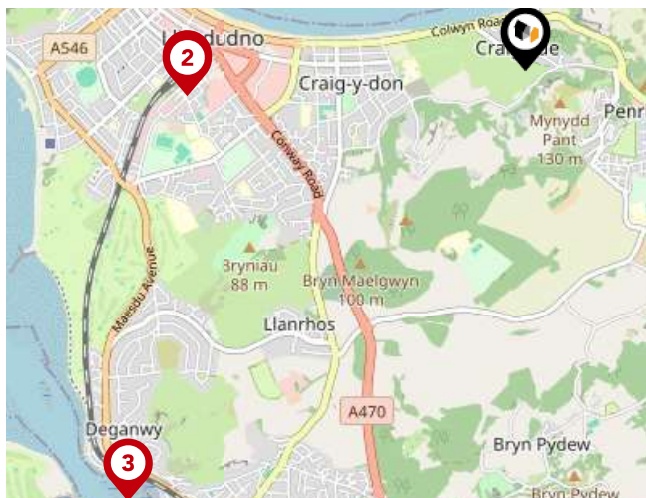
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### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Previous Extension:</b>	3
<b>Open Fireplace:</b>	1
<b>Walls:</b>	Granite or whin, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Below average lighting efficiency
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	207 m <sup>2</sup>

# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Llandudno Rail Station	1.5 miles
2	Llandudno Rail Station	1.5 miles
3	Deganwy Rail Station	2.6 miles

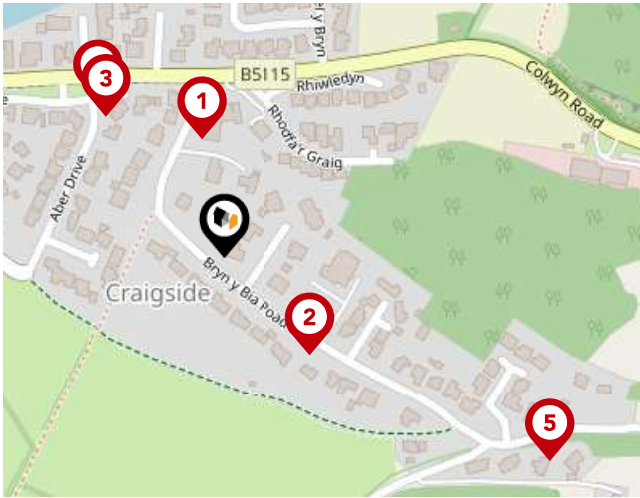


### Airports/Helipads

Pin	Name	Distance
1	Penrhyn	31.08 miles
2	Highfield	44.06 miles
3	Speke	38.67 miles
4	Manchester Airport	62.49 miles

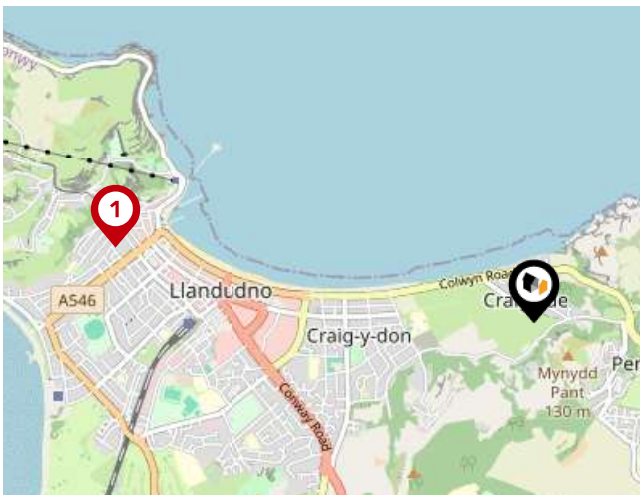
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Bryn-y-Bia Lodge	0.07 miles
2	Ty Gwyn	0.07 miles
3	Glanrafon Avenue	0.1 miles
4	Glanrafon Avenue	0.11 miles
5	Cwrt Bryn-y-Bia	0.21 miles



### Local Connections

Pin	Name	Distance
1	Victoria Station (Great Orme Tramway)	1.88 miles

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## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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