

**Bryan Davies
+ Associates**

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**AUCTIONEERS
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No Onward Chain £267,000

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www.bdahomesales.co.uk

The accommodation briefly comprises:- front door to hall; two piece cloakroom; lounge with archway to dining room with double opening French doors to the rear garden; kitchen with a range of modern units including built in oven and cooker hood. A staircase leads to the first floor landing; bedroom one with en suite three piece shower room; two further bedrooms and three piece family bathroom. The property features gas fired central heating and double glazed windows in wooden frames. Outside – gardens to front and rear; drive for tandem style off-road parking for several cars.

Upvc Double Glazed FRONT DOOR
Upvc double glazed front door to the:

Coved ceiling, radiator, laminate flooring.

A photograph of a small bathroom. On the left is a white pedestal sink with a brass faucet. A bottle of yellow liquid soap sits on the sink. In the center is a white radiator with a patterned towel hanging on it. To the right is a white toilet with a dark brown seat. A roll of white paper towels is mounted on the wall above the toilet. A brown rectangular mat is on the floor. The walls are light blue, and the floor is covered in a light-colored carpet. A white door is partially visible on the right.

OPEN PLAN LOUNGE/DINING ROOM



A photograph of a traditional living room. On the left is a large, plush sofa with a floral pattern and several cushions. In the center is a round, light-colored coffee table on a large, patterned rug. To the right is a fireplace with a dark wood mantel, a large mirror above it, and a lamp on a side table. A window with patterned curtains is in the background.

A bright, well-furnished living and dining area. The room features a large window with white curtains, a round dining table with a white tablecloth and four wooden chairs, and a long wooden sideboard with a lamp and various decorative items. A patterned sofa is visible in the foreground.

Access to roof space, double glazed window.

BEDROOM 1 13'6" x 11'4" (4.12m x 3.46m)



Into double glazed bay window and including built in wardrobes, top cupboards and drawers, radiator, view to the Great Orme.

VIEW FROM BEDROOM 1



EN-SUITE 3 PIECE SHOWER ROOM



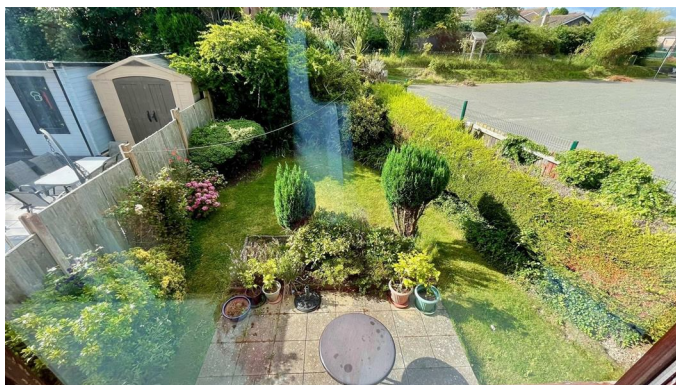
Comprising shower stall, wash hand basin, w.c., radiator, double glazed window.

BEDROOM 2 11'3" x 9'1" (3.43m x 2.79m)



Radiator, double glazed window.

VIEW FROM BEDROOM 2 ONTO THE GARDEN



BEDROOM 3 8'11" x 6'10" (2.74m x 2.10m)



Radiator, double glazed window.

BATHROOM



Three piece suite in white comprising panel bath with shower mixer taps, pedestal wash hand basin and w.c., wall tiling, airing cupboard with cylinder tank, radiator, upvc double glazed window.

OUTSIDE

FRONT GARDEN

With lawn, shrubs and trees.

DRIVEWAY

Tandem style off road parking for several cars.

REAR GARDEN



With lawn, flower beds, shrubs and patio area.



TENURE

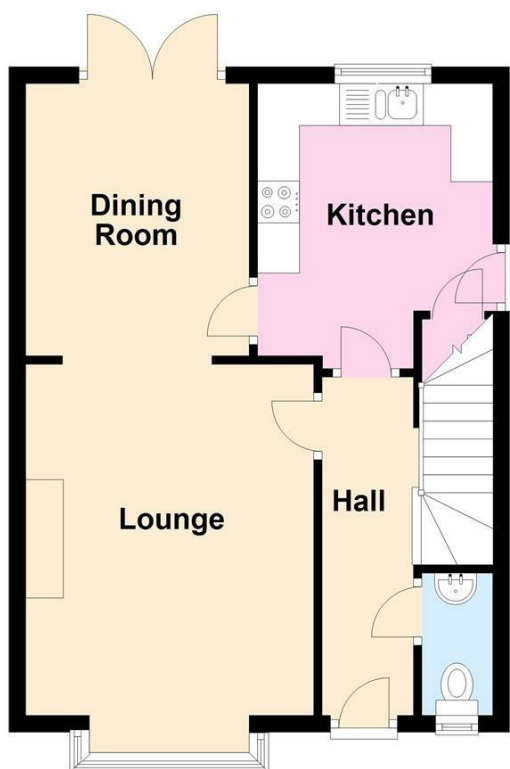
The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

COUNCIL TAX BAND Is 'E' obtained from www.conwy.gov.uk

Ground Floor

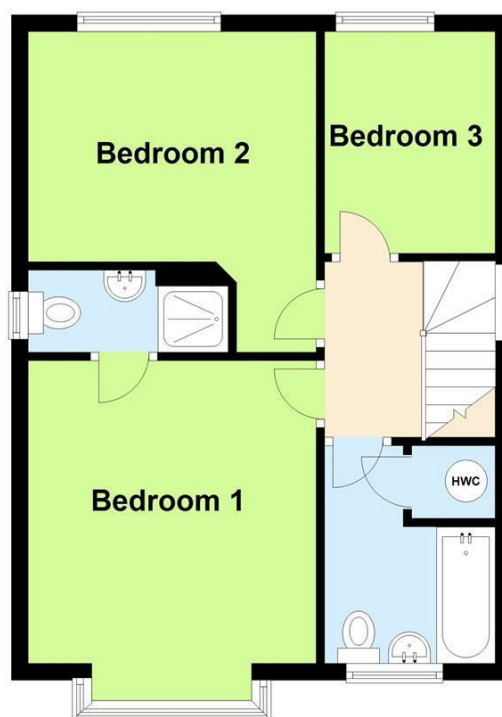
Approx. 42.9 sq. metres (462.2 sq. feet)



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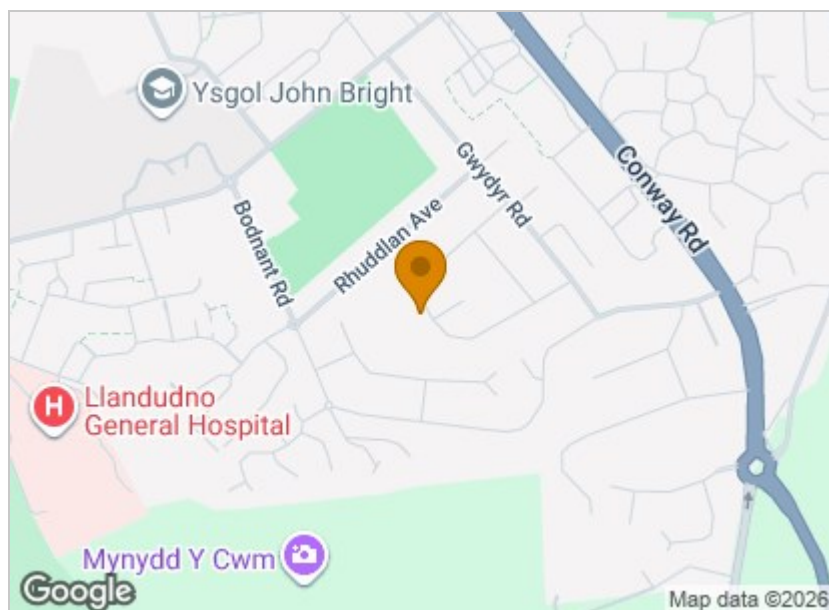
First Floor

Approx. 42.9 sq. metres (462.2 sq. feet)

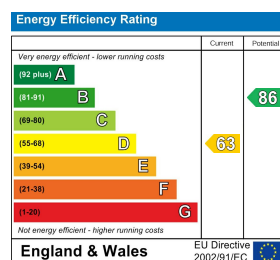


Total area: approx. 85.9 sq. metres (924.4 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed around the Premier Inn, Tudno Castle Hotel and keeping in the right hand lane around Parc Llandudno file left past the Fire Station and right at the roundabout onto Maesdu Road. Take the second turning on your left into Gwydyr Road and take the third turning on the right onto Powys Road, follow the road for approximately 300 yards and the property is on the left hand side. Ref: A535 12/08/24 Rev 05/09/25

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.

