

**Bryan Davies
+ Associates**

**4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125**

**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

14 St. Marys Road, Llandudno, Conwy, LL30 2UB



£369,000

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www.bdahomesales.co.uk

THIS EXTREMELY SPACIOUS AND EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY SIZED HOME is situated in Llandudno Town Centre, within level walking distance of the shops, promenade and all other amenities. The accommodation briefly comprises:- porch; reception hall; lounge with bay window; separate dining room with patio door to the rear garden; breakfast/morning room; kitchen; rear porch and 2-piece cloakroom; first floor landing; principal bedroom; bedroom 2, inner landing/dressing room leading to bedroom 3 and a modern 3-piece bathroom with over bath shower; 4th bedroom and a 3-piece shower room; The property features gas fired central heating, upvc double glazed windows. Outside - easily maintained gardens to the front. Drive for off road parking. Rear Garden with decorative chippings, shrubs, double gate access from the service road providing extra parking. Tenure - FREEHOLD.

The Accommodation Comprises:-

CANOPIED ENTRANCE

With tiled step.

Double Glazed leaded FRONT DOOR to:-

PORCH

Decorative tiled floor, coved ceiling, inner glazed front door with coloured leaded sidelights to:-

RECEPTION HALL



Decorative tiled floor, telephone point, coved ceiling, decorative rose coloured leaded glass window, under stairs storage cupboard, radiator.

LOUNGE 16'3" x 15'8" (4.96m x 4.78m)



Into upvc double glazed bay window, fire surround with marble back and hearth, inset gas coal effect living flame fire, 2 wall light points, coved ceiling, wall mounted electric heater.



DINING ROOM 13'3" x 12'4" (4.04m x 3.76m)



With 2 built-in double storage cupboards to recess with shelving, fire surround with granite back and hearth, exposed and polished parquet flooring, picture rail, upvc double glazed sliding doors to the rear garden.

BREAKFAST/MORNING ROOM 12'3" x 8'2" (3.75m x 2.50m)



Tiled floor, plumbing for automatic washing machine and space for freezer, cupboard housing 'Vokera' gas fired central heating boiler, 2 upvc double glazed windows, double radiator, doorway through to:-

KITCHEN 10'3" x 10'0" (3.14m x 3.07m)



Fitted range of Cream fronted base, wall, drawer and shelved display units with round edged worktops incorporating single drainer sink unit and mixer tap, integrated appliances include 'Hotpoint' double electric oven and 4-ring gas hob with cooker hood over, integrated fridge, freezer and 'Slimline' dishwasher, wall and floor tiling, double aspect upvc double glazed windows, glazed door to:-

REAR PORCH

Tiled floor, upvc double glazed window and upvc double glazed rear access door to garden.

2-PIECE CLOAKROOM



With wash hand basin, w.c, wall and floor tiling, upvc double glazed window.

A pitch pine staircase from the Reception Hall leads to:-

FIRST FLOOR LANDING



2 coloured ceiling lights, coved ceiling, radiator.

BEDROOM 1 16'7" x 13'3" (5.08m x 4.05m)



Picture rail, coved ceiling, upvc double glazed window, double radiator.



BEDROOM 2 12'8" x 10'11" (3.88m x 3.33m)



(Rear) - Built-in double wardrobe with hanging rail, picture rail, upvc double glazed window, radiator.

EXTENDED BEDROOM 3

BEDROOM AREA 13'4" x 9'9" (4.08m x 2.99m)



ACCESSED VIA THE DRESSING AREA AND BATHROOM

Picture rail, upvc double glazed window, double radiator.

VIEW FROM BEDROOM 3



BATHROOM INCLUDING DRESSING AREA 12'4" x 11'8" (3.78m x 3.57m)



Dressing Area with built-in shelved linen cupboard, light funnel to ceiling, picture rails, decorative pebble effect flooring, radiator.

3-PIECE BATHROOM



White suite comprising P-shaped bath with side screen and 'Mira Sport' shower over, vanity wash hand basin, mirror with lighting, close coupled w.c., ladder style towel rail, decorative pebble effect flooring, upvc double glazed window.

BEDROOM 4/STUDY 9'6" x 7'3" (2.91m x 2.22m)



Telephone point, coved ceiling, UPVC double glazed window, (no radiator).

3-PIECE TILED SHOWER ROOM



Large double shower with mixer tap, shower and Drench shower head, pedestal wash hand basin and mixer tap, WC., ladder style towel rail, decorative wall tiling, medicine cabinet and display shelving, extractor fan, airing cupboard with shelving and hot water tank, upvc double glazed window.

OUTSIDE

FRONT GARDEN

With lawn, mature shrubs, tree borders. Driveway provides off street parking.

REAR GARDEN



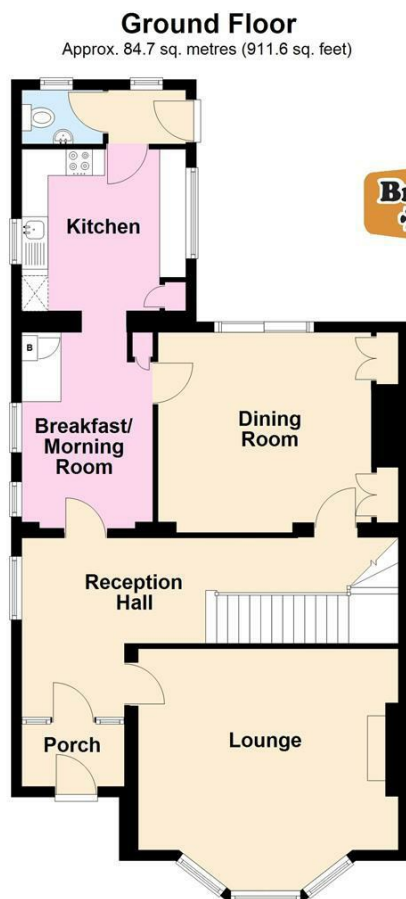
With decorative chippings, pavings, shrubs, drying areas, tool store. Double gate access for off road parking.



TENURE - FREEHOLD

COUNCIL TAX BAND

Is 'F' - obtained from www.conwy.gov.uk

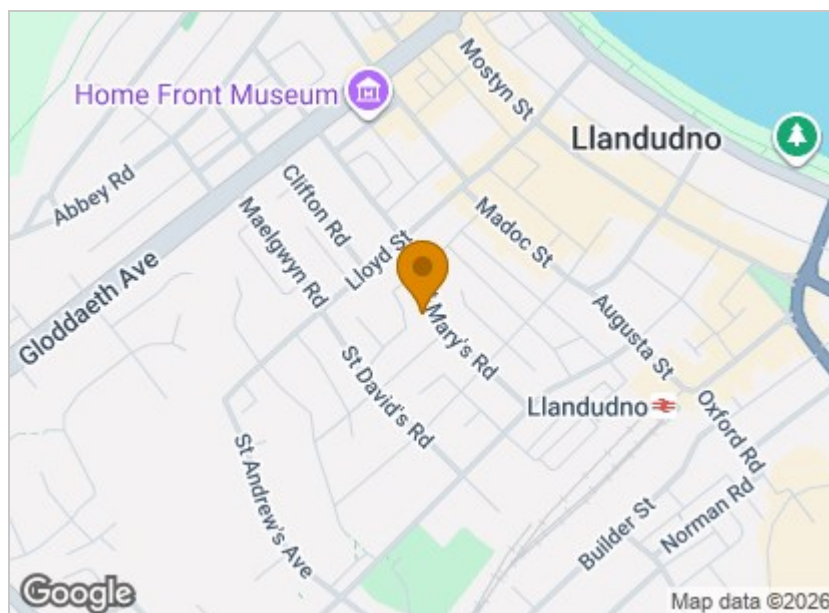


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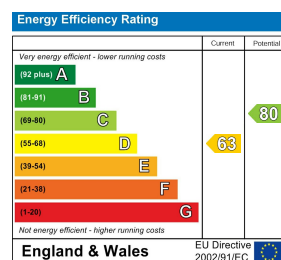


Total area: approx. 169.6 sq. metres (1825.9 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed North along Mostyn Street and turn left at Trinity Church onto Trinity Square, through the traffic lights onto Trinity Avenue and take the third turning on the right onto St Mary's Road follow the road down for approximately 250 yards and the property can be viewed on the left hand side. REF: A855 25/02/26 01/07/26

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.

