

**Bryan Davies
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**4 MOSTYN STREET
LLANDUDNO
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**AUCTIONEERS
●
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Holmleigh, 16 Lloyd Street, Llandudno, Conwy, LL30 2YA



£295,000



www.bdahomesales.co.uk

THIS SUBSTANTIAL 4 STOREY MID TERRACED PROPERTY IS DIVIDED INTO 5 FLATS BEING SOLD AS A GOING CONCERN SITUATED IN THE CENTRE OF LLANDUNDO WITH ALL IT'S AMENITIES AND THE PROMENADE IS WITHIN 300 YARDS. The accommodation briefly comprises: Flat 1 (The garden basement flat); hall; storeroom; kitchen; lounge; 2 bedrooms; 4 piece bathroom and separate potential utility room. First Floor Studio apartment with en-suite 2 piece shower room and a toilet on the landing. Flat 3; lounge/kitchen; door to bedroom with en-suite shower room; Second floor; 2 bedroom flat with 2 piece bathroom and separate cloakroom. Third floor; Flat 5 with two bedrooms; shower room and separate washroom. The property features gas fired central heating to the garden flat, electric heating to the other 4 flats. Outside - small front garden and rear courtyard, ideal if a potential buyer wishes to live in the garden flat and rent the other 4 flats.

The Accommodation Comprises:-

Steps at front to 16 Lloyd Street.

COMMUNAL ENTRANCE

Security intercom entry phone, aluminium double glazed front door to:-

HALL

Radiator, electric meter box, dado rails, cornices and picture rails, owners storage room under stairs and further storage.

FLAT 2

DOUBLE BEDROOM/ KITCHEN/ LOUNGE

Upvc double glazed bay window.

EN-SUITE 2 PIECE SHOWER ROOM

With shower, pedestal wash hand basin and hot water geizer, electric heater, coin meter box.

SEPARATE 2 PIECE WASHROOM (off hallway)

(FOR USE OF FLAT 2) - Low flush WC, wash hand basin, extractor.

FLAT 3

Consists of :-

LOUNGE/ KITCHEN

Coin meter box, upvc double glazed window, wall mounted intercom entry phone, electric heater.

DOUBLE BEDROOM



Electric heater, upvc double glazed window.

EN-SUITE 3 PIECE SHOWER ROOM



Shower stall with electric shower, pedestal wash hand basin, low flush wc, water heater, wall mounted electric heater.

A staircase from communal entrance hall to 2nd floor

FLAT 4

HALL

Wall mounted intercom entry phone.

LOUNGE



Large lounge with laminate flooring, upvc double glazed bay window, electric heater.

KITCHEN



Cream fronted base and wall units, single drainer sink unit, plumbing for washing machine, electric heater, tile effect flooring, upvc double glazed window to front.

BEDROOM 1

Double upvc double glazed window, economy 7 heating.

SINGLE BEDROOM 2

Upvc double glazed window to rear, economy 7 heating.

2 PIECE BATHROOM



With electric shower over.

SEPARATE 2 PIECE WASHROOM

TOP FLOOR LANDING

FLAT 5

Hall.

LOUNGE



Good sized room, tv point, electric heater.

KITCHEN/ BREAKFAST ROOM



Gloss fronted base units with rounded edge work tops, lino flooring, upvc double glazed window to front, electric heater.

BEDROOM 1



Upvc double glazed window to rear, electric heater, views to The Great Orme.

View from Bedroom 1



BEDROOM 2



Upvc double glazed window to rear, electric heater.

2 PIECE SHOWER ROOM



With sparkle plastic wall cladding, shower stall with electric shower, vanity wash hand basin, lino flooring.

SEPARATE 2 PIECE WASH ROOM



Close coupled wc, pedestal wash hand basin, tiled splashback, extractor, storage area.

GARDEN FLAT 1

Door to porch, electric and gas meter, glazed door to:-

HALL

Radiator, double storage cupboard.

STORAGE ROOM

Radiator.

LOUNGE



Upvc double glazed bay window, brick fireplace, upvc double glazed window, radiator.

KITCHEN



Base, wall and drawer units, lino flooring, radiator.

DOUBLE BEDROOM 1

Built in double cupboard, double radiator, double doors to:-

DOUBLE BEDROOM 2

Upvc double glazed window, radiator.

4 PIECE BATHROOM



Close coupled wc, pedestal wash hand basin, panelled bath, separate shower stall, tiled walls and tiled floor.

POTENTIAL UTILITY

Upvc double glazed window.

REAR HALL

Upvc double glazed door.

REAR COURTYARD FOR USE OF GARDEN FLAT



With pedestrian access to James Street. Timber garden shed.

SEPARATE BOILER ROOM

OUTSIDE

FRONT GARDEN AREA

With concreted area, hedging, steps and tiled pathway.

COUNCIL TAX

Is 'A' for basement flat and 'E' for all the other flats as obtained from www.conwy.gov.uk

TENURE

The property is held on a FREEHOLD tenure.

EPC's FLATS 1, 2, 3,4 and 5

Flat 1 = D 66 Current C 78 Potential

Flat 2 = C 79 Current B 81 Potential

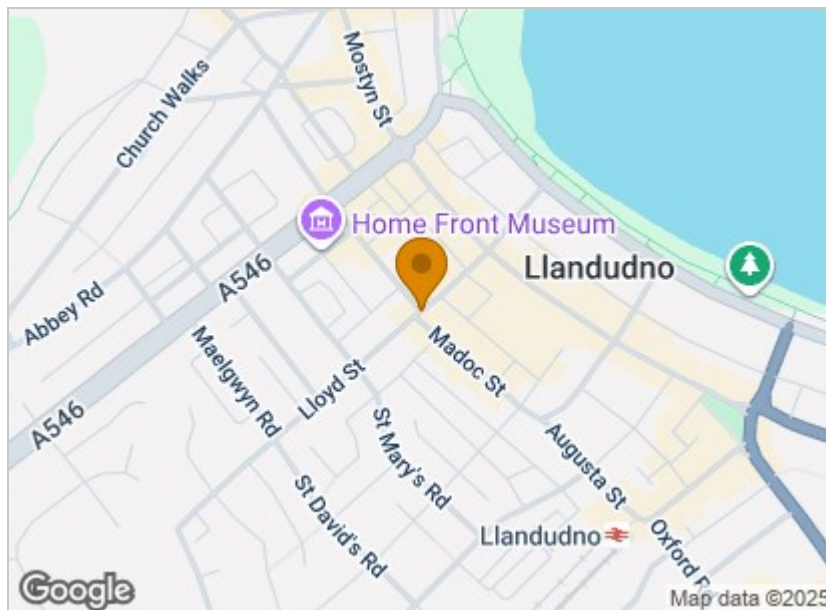
Flat 3 = D 67 Current B 81 Potential

Flat 4 = D 57 Current B 82 Potential

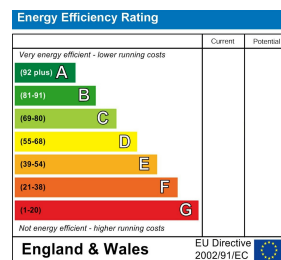
Flat 5 = D 62 Current B 81 Potential



Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed north along Mostyn Street and turn left at the H.S.B.C Bank onto Lloyd Street and the property is on the right hand side just after Tribells Chip Shop. REF: A773 12/09/25

We will be pleased to arrange a viewing of this Home

01492 875125

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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.

