



## 6 Lorina Grove

Llandudno LL30 1UQ

£279,950

A beautifully refurbished two bedroom link-detached home, offering deceptively spacious, contemporary accommodation, enjoying a generous private side garden, garage and off-road parking

VIEWING HIGHLY RECOMMENDED

Tenure: Leasehold -The Freehold is being purchased - EPC: D - Council Tax Band: D

The property has recently undergone extensive refurbishment to a high standard throughout offering stylish, light-filled accommodation ideal for modern living.

The accommodation briefly comprises a stunning fitted kitchen, complete with modern units, integrated appliances and a central island providing additional workspace and informal seating. A useful ground floor cloakroom/WC, along with an eye-catching oak and glass staircase rising to the first floor.

To the rear, a spacious dining room provides an excellent setting for entertaining, with sliding patio doors opening directly onto the side garden. From here, a squared archway leads through to a well-proportioned lounge.

To the first floor are two generous double bedrooms, both well-presented and enjoying ample natural light, along with a contemporary four-piece bathroom suite finished with modern fittings.

Attached garage fitted with a roller shutter door, together with off-road parking. A particular highlight is the level enclosed side garden, offering a high degree of privacy and comprising a lawned area and paved patio, ideal for outdoor dining and relaxation.



Tel: 01492 555500

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## Location

Conveniently located within the popular Liddle Park area of Craig y Don, within comfortable walking distance of local shops, cafes, schools and the promenade, making this an excellent opportunity for a range of buyers seeking a stylish home in a convenient coastal location.

### Llandudno

Located in the Victorian town of Llandudno.

Llandudno is a coastal holiday resort on the North Wales Coast and has a range of shopping facilities, train station, schools and hospital.

### Accommodation Affords:

(Approximate measurements only)

Composite part glazed door leading to:

### Kitchen:

13'1" x 12'7" (4m x 3.85m )

Fitted with a modern range of wall; base and drawer units with complimentary worktops; 1 1/2 inset sink with contemporary black mixer tap; 4 ring induction hob with black extractor above; built in electric oven with microwave above; integrated dishwasher; cupboard housing Worcester gas central heating boiler; integrated fridge freezer; integrated washing machine; UPVC double glazed window to front elevation; inset spotlighting; part glazed feature staircase to first floor level.

### Cloakroom:

Low level w.c; wash hand basin; extractor fan.



#### Dining Area:

8'9" x 13'0" (2.68m x 3.98m )

Inset spotlighting; radiator; UPVC double glazed patio doors leading to rear garden.

#### Lounge:

13'6" x 11'7" (4.12m x 3.54m )

Radiator; t.v point.

#### First Floor Landing

UPVC double glazed window; central heating control.

#### Bedroom 1:

13'7" x 8'8" (4.16m x 2.66m )

UPVC double glazed window to front elevation, radiator, range of fitted mirror wardrobes.

#### Bedroom 2:

12'4" x 7'9" (3.77m x 2.37m )

UPVC double glazed window to rear elevation; radiator; access to loft; built in wardrobe.

#### Bathroom:

9'4" x 5'5" (2.86m x 1.67m )

Fitter with large shower with glazed screen and overhead waterfall style shower; inset shelving; vanity unit with basin and black waterfall tap over; close

#### Outside:

Front gravelled area with side driveway leading to single car garage.

Rear Garden laid to lawn with flagged patio area; screen fencing.

#### Agent Note

The property benefits from the use of an extended garden area to the side. While this section does not form part of the legal title and remains in the ownership of the Mostyn Estates, it is fenced off and has been used exclusively by the current owner with full permission.

#### Garage:

16'8" x 8'5" (5.1m x 2.59m )

Electric roller shutter door; power and light.

#### Council Tax Band:

Conwy County Borough Council tax band D

#### Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)


#### Proof of Identity:

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

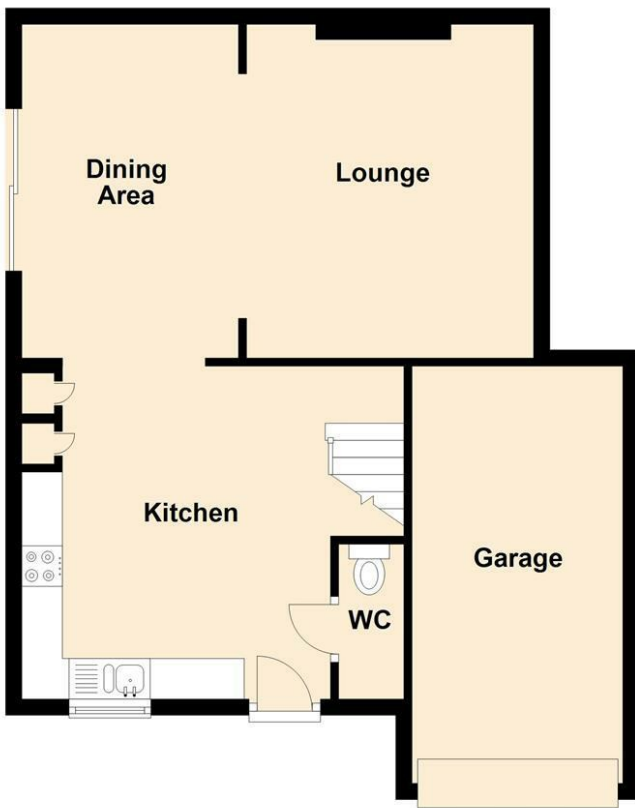
#### Directions

Proceed along the A470 into Llandudno, at the roundabout at the top of Llandudno, take the 4th exit towards Craig y Don, continue along Queens Road passing the former private hospital on your right. Follow the road and turn left onto Balfour Road. At the end of Balfour Road turn left onto Clarence Road and turn second right onto Lorina Grove where the property will be viewed on your right hand side.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Ground Floor



### First Floor



These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property or otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

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