



47 Abbey Road

Llandudno LL30 2EH

£450,000

A spacious and light detached home set in a prime residential location on Abbey Road, at the foothills of the Great Orme, within level walking distance of West Shore beach and Llandudno town centre.

VIEWING HIGHLY RECOMMENDED

This beautifully presented property offers generous and versatile accommodation, ideal for a wide range of purchasers seeking a well-maintained home in one of Llandudno's most sought-after settings. The house enjoys a pleasant outlook to both front and rear, with views towards the surrounding hillside and beautifully landscaped private gardens.

The accommodation comprises a welcoming entrance hall, spacious lounge with feature fireplace, and a bright dining room with sliding patio doors opening directly onto the rear garden. A further sitting room offers the potential to be utilised as a fourth bedroom, making the property flexible for family living or single-floor use if required. The kitchen is fitted with a range of traditional units and enjoys views over the rear garden.

To the first floor are three bedrooms and a family bathroom. The principal bedroom benefits from lovely views across the front garden towards the Great Orme.

Further benefits include gas central heating, double glazing.



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Location

Peaceful yet highly convenient setting close to local shops, schools, and public transport links.

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)

Front Entrance Porch:

7'1" x 4'7" (2.17m x 1.42m)

UPVC double glazing; tiled floor; timber and glazed door to: telephone point; radiator; cloaks cupboard; turned staircase leading to first floor level.

Reception Hall

Telephone point; radiator; cloaks cupboard; turned staircase leading to first floor level.

Cloaks Cupboard

Lounge:

17'10" x 11'10" (5.44m x 3.63m)

UPVC double glazed window overlooking front and rear; feature fireplace surround; coal effect gas fire; double panel radiator; t.v point; wall lights.



Rear Sitting Room:

13'9" x 10'9" (4.2m x 3.3m)

(this could also be a downstairs bedroom if required) Sliding patio doors leading onto rear garden; radiator.

Breakfast Kitchen:

13'10" x 9'4" (4.23m x 2.85m)

Fitted range of base and wall units; complimentary work tops; integrated dishwasher; 1 1/2 bowl sink with mixer tap; breakfast bar; 4 plate ceramic hob; concealed filter extractor above; split level double oven; space for fridge. Door leading to rear lobby area with 2 built in linen and airing cupboard.

Dining Room:

19'8" x 7'8" (6m x 2.35m)

Double panel radiator; sliding patio doors leading onto rear garden; UPVC double glazed door leading to front access;



Bathroom:

7'0" x 5'9" (2.15m x 1.77m)

Four piece suite comprising panel bath; corner shower cubicle; pedestal wash hand basin; low level w.c.

First Floor Landing:

UPVC double glazed window overlooking front.

Bedroom 1:

17'9" x 11'10" (5.42m x 3.63m)

Built in wardrobes; double panel radiator; UPVC double glazed window overlooking front and rear elevation.

Bedroom 2:

10'11" x 9'10" (3.34m x 3m)

Large built in eaves storage cupboard; UPVC double glazed window overlooking rear of property.



Bedroom 3:

8'5" x 5'11" (2.57m x 1.81m)

UPVC double glazed window overlooking side; radiator.

First Floor Cloakroom:

5'10" x 5'10" (1.79m x 1.8m)

2 piece suite comprising low level w.c and pedestal wash hand basin; radiator; wall lights; door leading to large built in linen cupboard also housing boiler for central heating.



Outside

The property is approached via a gated entrance with driveway parking leading to an attached garage. The front garden has been attractively landscaped with gravel borders and mature planting, while the rear garden is a particular feature – a generous, sunny space with level lawn, patio seating areas, established borders and a charming garden summerhouse.

Services:

Mains water electricity, gas and drainage connected to the property.

Council Tax Band:

Conwy County Borough Council tax band 'F'

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.


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

Directions:





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



Floorplan To Follow

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 of 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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