

**Bryan Davies  
+ Associates**

4 MOSTYN STREET  
LLANDUDNO  
LL30 2PS  
(01492) 875125

AUCTIONEERS  
●  
ESTATE AGENTS

email: [llandudno@bdahomesales.co.uk](mailto:llandudno@bdahomesales.co.uk)

2 Beaumaris Drive, Llandudno, Conwy, LL30 1RH



£267,500

3 2 1 C

[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)

THIS IS A LOVELY THREE BEDROOM DETACHED FAMILY HOME built (c1996) by Redrow and is situated in a pleasant cul de sac, within ¾'s of a mile of Llandudno Town Centre with all its amenities including Parc Llandudno, Mostyn Champneys and Asda Superstore. Close to Primary and Secondary Schools. The accommodation briefly comprises:- hall; through lounge/dining room; kitchen with range of base, wall and drawer units, built-in oven, hob and cooker hood; first floor; principal bedroom with en-suite 3 piece shower room; 2 further bedrooms and a modern 3 piece family shower room. The property features gas fired central heating from a combination central heating/hot water boiler and upvc double glazed windows. Outside - gardens to front and rear, driveway with off road parking.

The Accommodation Comprises:-

Upvc double glazed FRONT DOOR  
And side window to:

HALL

Single radiator.

LOUNGE/ DINING ROOM 28'8" x 12'0" (8.76m x 3.68m)



Maximum into bay.



LOUNGE AREA 16'6" x 12'0" (5.03m x 3.68m)

Upvc double glazed bay window to the front with leaded glass, double radiator, tv point, 'Living Flame' gas fire (not tested) in a marble surround, marble back and hearth. Archway to dining area.

DINING AREA 10'11" x 7'1" (3.33m x 2.18m)



Double opening upvc double glazed patio doors to the rear garden, coved ceiling, single radiator.

KITCHEN 10'9" x 7'8" (3.28m x 2.36m)



Range of base and wall units with display cabinets, round edge worktops, white moulded 1½ sink unit with matching mixer tap, electric 'Trinity Bendix' oven and 4 ring gas hob, extractor hood, tiled splashbacks, space for washing machine, under stairs storage cupboard, upvc double glazed window, upvc double glazed door to side of property and driveway.

FIRST FLOOR LANDING



Upvc double glazed window, boiler cupboard with combination central heating/ hot water boiler, access to loft space.

**BEDROOM 1 12'7" x 8'9" (3.84m x 2.69m)**



Upvc double glazed window with leaded glass, radiator.

**MODERNISED EN-SUITE 3-PIECE SHOWER ROOM**



Comprising close coupled w.c, vanity wash hand basin, large shower cubicle with electric shower, extractor fan, part tiled and panelled walls to the shower, upvc double glazed window.

**BEDROOM 2 9'11" x 8'10" (3.03m x 2.71m)**



Upvc double glazed window, radiator.

**BEDROOM 3 8'0" x 6'3" (2.44m x 1.93m)**



Upvc double glazed window with leaded glass, radiator.

**MODERN 3 PIECE FAMILY SHOWER ROOM**



in White comprising a large shower, close coupled w.c, vanity wash hand basin, tiled walls, recessed ceiling spotlights, double radiator, upvc double glazed window, vinyl flooring.

**OUTSIDE**

**FRONT GARDEN**

Small lawn with driveway, parking for two cars, gate to rear garden.

**REAR GARDEN**



Lawn, shrubs, lawned patio, garden shed and seating area.



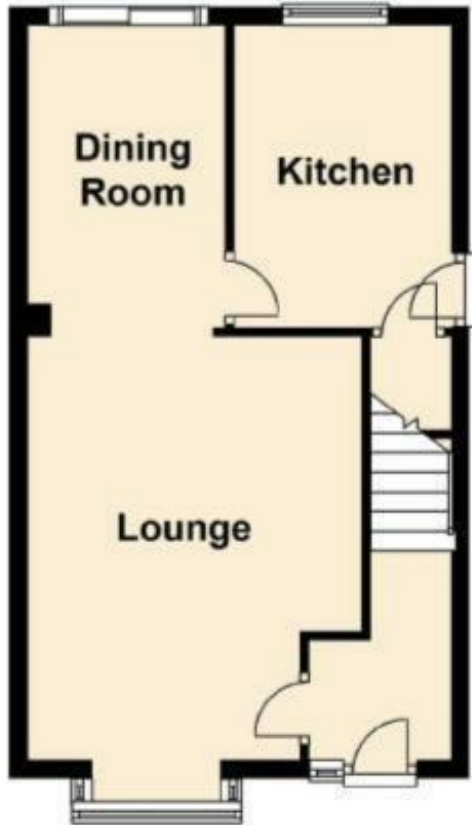
TENURE -  
FREEHOLD

COUNCIL TAX

Is 'E' as obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

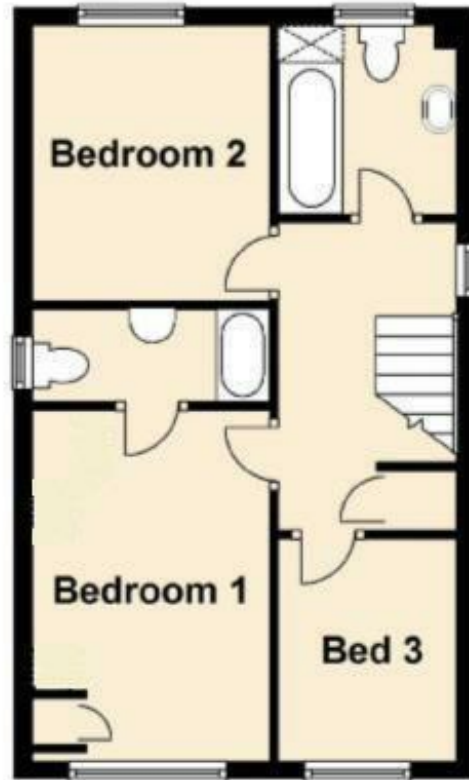
## Ground Floor

Approx. 37.1 sq. metres (398.9 sq. feet)

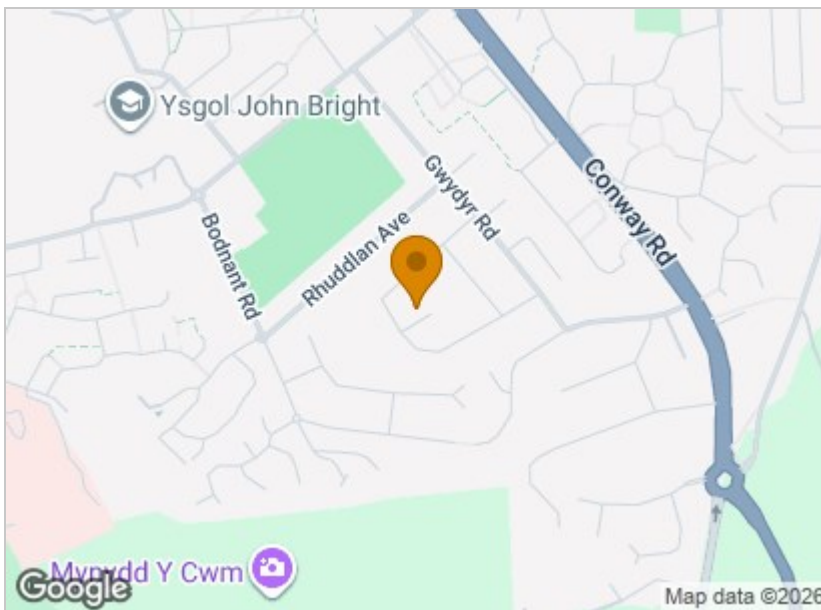


## First Floor

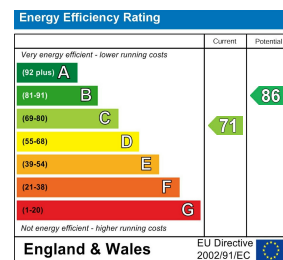
Approx. 36.1 sq. metres (388.7 sq. feet)



### Area Map



### Energy Efficiency Graph



### Directions

From our Llandudno Office proceed around the Castle Hotel keeping in the right hand lane around Parc Llandudno and filing into the left hand lane, at the traffic lights turn left then continue up to the roundabout, turn right passing The Links Hotel. Take the 2nd turning on your right into Harlech Road, follow the road up turning round to the left, left again into Beaumaris Drive and the property is on the left hand side. Ref A707 24/05/25 REV 08/10/25

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: [llandudno@bdahomesales.co.uk](mailto: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.

