

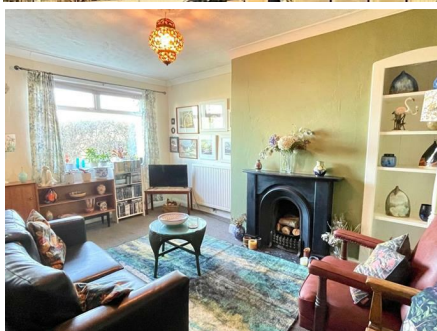
**Bryan Davies  
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**AUCTIONEERS  
●  
ESTATE AGENTS**

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## 12 Mount Pleasant Terrace, Penrhynside, Llandudno, Conwy, LL30 3BT



Offers Invited £155,000

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



THIS LOVELY MID TERRACED COTTAGE IS FULL OF CHARACTER AND IS SITUATED IN AN ELEVATED POSITION WITH BEAUTIFUL PANAROMIC VIEWS FROM THE FRONT ELEVATION TOWARDS PENRHYN BAY, RHOS ON SEA, THE SEA AND THE MOUNTAINS BEYOND. The property delivers the best of both worlds, easy access to nearby village shops, the co op, bus services, family practitioner centre, chemist, restaurants, secondary and primary school, whilst at the same time residing within walking distance of the foreshore of Penrhyn Bay and local footpaths leading to the Little Orme, (under one mile), (Angel Bay 1.5 miles). Llandudno town centre is approximately 2.5 miles. The accommodation briefly comprises: front door to lounge; kitchen with modern units; first floor landing; two bedrooms and a 3 piece bathroom with over bath shower. The property features gas fired central heating and upvc double glazed windows. Outside - front garden, small rear courtyard with useful garden tool store and parking for a car.

MOTIVATED SELLER - OFFERS INVITED

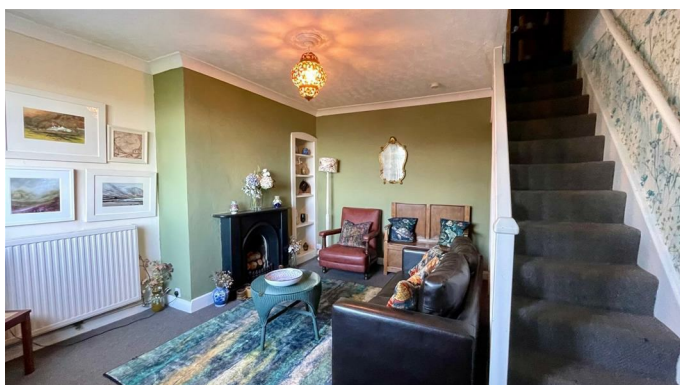
The accommodation comprises:-

Upvc double glazed front door to :-

LOUNGE 14'7" x 11'8" max (4.45m x 3.58m max)



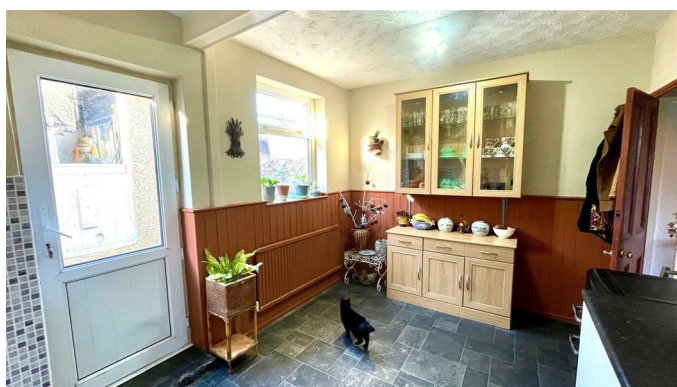
- Including staircase, fire surround, upvc double glazed windows, double radiator, views.



KITCHEN 13'0" x 9'4" max (3.98m x 2.85m max)



Modern base, wall and drawer units with round edged worktops, incorporating stainless steel sink with bi-flow taps, cooker hood, wall tiling, radiator, upvc double glazed window and rear access door.



A stair case from the lounge leads to:-

FIRST FLOOR LANDING

Access to roof space.

BEDROOM 1 12'11" x 10'7" (3.95m x 3.24m)



Presently used as a sitting room to take full advantage of the panoramic views over Penrhyn Bay to Rhos on Sea, the sea and mountains beyond, upvc double glazed windows, radiator, built in wardrobes and built in cupboards with 'Worcester' combination central heating / hot water boiler.

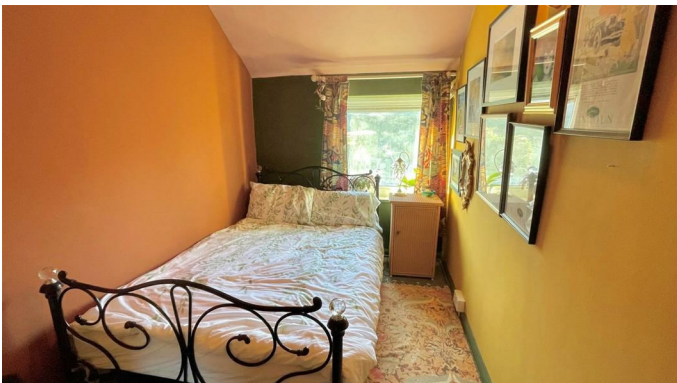




VIEW FROM BEDROOM 1



BEDROOM 2 11'0" x 6'7" (3.37m x 2.03m)



Upvc double glazed window, radiator.

BATHROOM



Panel bath with mains shower over and side screen, pedestal wash hand basin and close coupled wc in

white, upvc double glazed window, radiator, built in shelved cupboard.

FRONT GARDEN



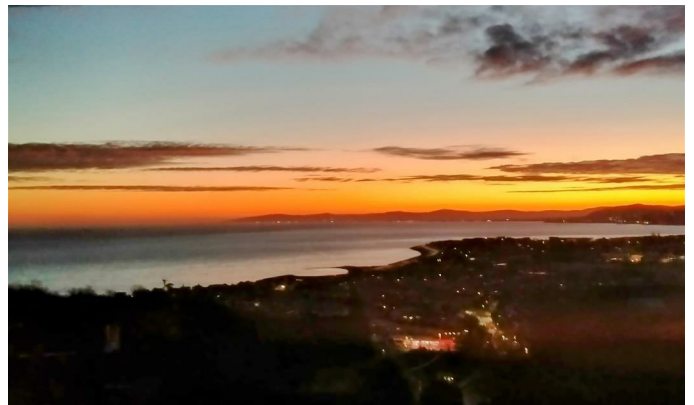
On a lower level.

REAR GARDEN



Storage room 2.75m x 2.60m, plumbing for washing machine and dryer.  
Parking space for a car.

SUN RISE



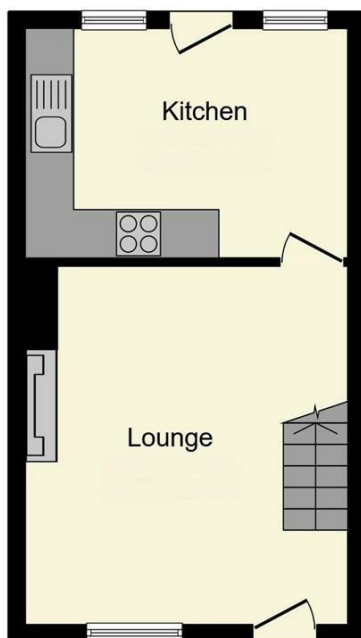
COUNCIL TAX

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

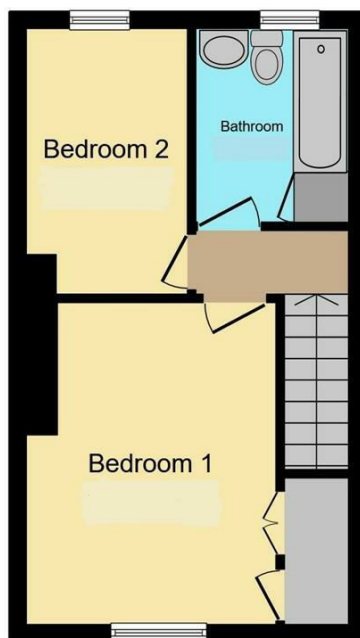
TENURE

The property is held on a 'FREEHOLD' tenure.

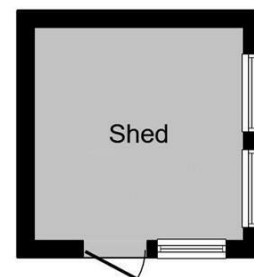




**Ground Floor**



**First Floor**



**Outbuilding**

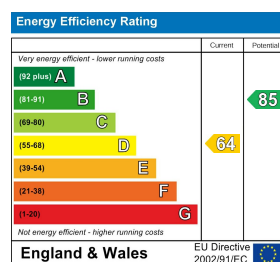
Total floor area 59.2 sq.m. (637 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

#### Area Map



#### Energy Efficiency Graph



#### Directions

From our Llandudno office proceed onto the promenade and continue up the Little Orme, at the top of Penrhyn Hill turn right at the 'Llandudno Welcomes You' sign into Bryn y Bia Rd and immediate left into Pendre Road. Proceed into the village and turn 1st right at the triangle and proceed up the hill, turn right again. Mount Pleasant Terrace is towards the top on the left hand side before the 2nd left hand bend. Ref A630 06/02/25 REV 24/06/25

**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.

