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£495,000

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THIS GORGEOUS DETACHED THREE BEDROOM PLUS ONE BEDROOM ANNEXE VICTORIAN PERIOD HOME HAS BEEN COMPLETELY REFIGURED AND LOVINGLY REFURBISHED SINCE 2018 BY THE PRESENT OWNERS TO A VERY HIGH STANDARD and is an ideal family home, which could provide some independent living for a relative, teenager or as the current owners use the one bedroom annexe as a holiday let. The property is situated within yards of the local shops, West Shore Promenade, The Lilly public house/restaurant and approximately two thirds of a mile level walking distance of Llandudno Town Centre. The beautifully presented accommodation, which hosts lots of original features, briefly comprises:- vestibule; reception hall with original floor and staircase; lounge with bay window; separate dining room leading to the rear garden; ground floor two piece cloakroom and boiler/linen room; open plan kitchen/breakfast room with modern units and appliances; separate utility room; first floor landing; principal bedroom with en-suite 3 piece shower room; bedroom 2 with en-suite 3 piece shower room; third bedroom with 2 piece washroom; a fire door from the three quarter landing leads to the annexe providing a kitchen/ sitting room; separate double bedroom and 3 piece shower room. The property features gas fired central heating and upvc double glazed windows, fire sprinkler system. Outside easily maintained gardens to the front, rear garden with block paving and stone chippings with path to the rear and access to parking off Lloyd Street West for up to 4 cars.

INTERNAL INSPECTION OF THIS BEAUTIFUL PROPERTY IS HIGHLY RECOMMENDED

The accommodation comprises:

Upvc double glazed FRONT DOOR and sidelights to:

VESTIBULE

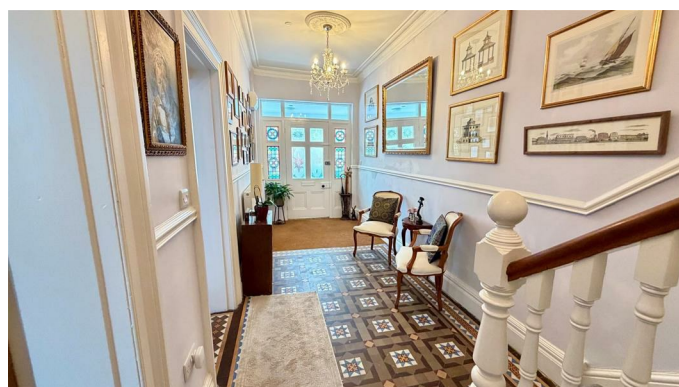


Panelled walls, terrazzo tiled floor, plastic cladding to ceiling, display shelving, feature inner glazed door and coloured leaded sidelights to:-

RECEPTION HALL 24'11" x 7'1" (7.61 x 2.16)



With original feature decorative tiled floor, dado rail and coving, double radiator.



LOUNGE 17'2" x 18'1" into (5.25m x 5.53m into)

Upvc double glazed bay window, cast iron fireplace with inset decorative tiling, display shelf, tv and telephone point, picture rail, coving and cornice. two radiators.





DINING ROOM 17'8" x 13'5" (5.41m x 4.09m)

Coving, double opening upvc double glazed doors to rear garden, telephone point, two radiators.



INNER HALL

BOILER ROOM

With hot water tank, wall mounted, 'Worcester' central heating and hot water boiler, light, airing cupboard, additional heated airing cupboard.

2 PIECE CLOAKROOM



With low flush wc, vanity wash hand basin, radiator.

KITCHEN/ DINING ROOM 23'0" x 10'5" (7.03m x 3.20m)

Extensive range of fitted cream fronted base, wall, drawer and glass fronted display units with under unit lighting, sparkle granite worktops with matching breakfast bar island, inset 1½ bowl sink unit and mixer taps, granite uprights and window display sills, tv and telephone point. Integrated appliances include double electric 'AEG' ovens, 5 ring gas hob, 'Smeg' dishwasher and fridge/freezer, plinth decorative lighting, coving, recessed downlighters to ceiling, upvc double glazed windows to rear and double opening doors to rear garden, tile effect floor.





UTILITY ROOM 10'11" x 6'7" (3.35m x 2.03m)

Cream fronted base and wall units with round edge work tops, inset single drainer sink unit and mixer tap, plumbing for washing machine, space for drier and fridge freezer, recessed downlighters to ceiling, upvc double glazed window and upvc double glazed door to rear garden.

FIRST FLOOR LANDING



Access to roof space, coving, dado rail, upvc side window, radiator, landing area for shelving/study area, cornice.

BEDROOM 1 17'3" x 13'10" into (5.27m x 4.24m into)



Upvc double glazed bay window to front, coving, cornice. two radiators, limited view across to Conwy mountains and the Great Orme.

EN-SUITE 3 PIECE SHOWER ROOM



With large double shower stall, twin shower heads and drench shower, close coupled wc, vanity wash hand basin, ladder stainless steel towel rail, tile effect wall cladding, recessed downlighters, extractor, upvc double glazed window.

VIEW FROM BEDROOM 1



BEDROOM 2 13'3" x 13'5" (4.04m x 4.11m)



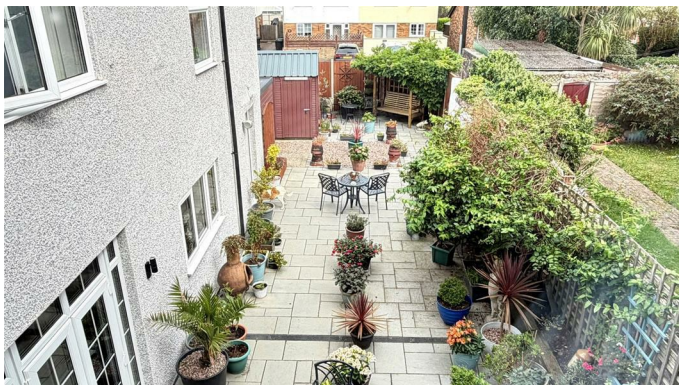
Coving, 2 radiators, upvc double glazed windows to rear.

EN-SUITE 3 PIECE SHOWER ROOM



With double shower stall, twin shower heads including drench shower, vanity wash hand basin, close coupled wc, ladder style towel rail, mirror fronted cabinet, recessed downlighter, extractor, tile effect wall cladding.

VIEW FROM BEDROOM 2 TO THE GARDEN



BEDROOM 3 11'5" x 10'0" (3.48m x 3.07m)



Coving cornice, 2 x upvc double glazed windows to front, radiator.

EN-SUITE 2 PIECE WASHROOM



Close coupled w.c., pedestal wash hand basin, mirror fronted cabinet, recessed downlighters, extractor, upvc double glazed window.

ANNEX OFF THREE QUARTER LANDING

1 BEDROOM SELF CONTAINED ANNEXE

With Internal and external access via a gate and staircase at the rear of the house.

DUAL ASPECT LOUNGE/KITCHEN/DINING ROOM 17'3" x 11'10" (5.28m x 3.63m)





Fitted cream fronted base, wall and drawer units with round edged work tops and under unit lighting inset, single drainer sink unit and mixer tap, integrated 'Cooke & Lewis' electric oven, hob and cooker hood, fridge/freezer and dishwasher, 2 radiators, recessed downlighters to ceiling, twin aspect upvc double glazed windows and upvc double glazed door to rear - steps to garden and gate to rear parking.



BEDROOM 11'10" x 10'9" (3.63m x 3.30m)



Tv point, upvc double glazed window to side, radiator.

TILED EN-SUITE 3 PIECE SHOWER ROOM



With double shower and twin shower heads including drench shower, vanity wash hand basin, display shelf and mirror with display lighting, close coupled wc, ladder style towel rail, wood effect flooring, upvc double glazed window, recessed downlighters to ceiling, extractor.

VIEW FROM ANNEXE



FRONT GARDEN

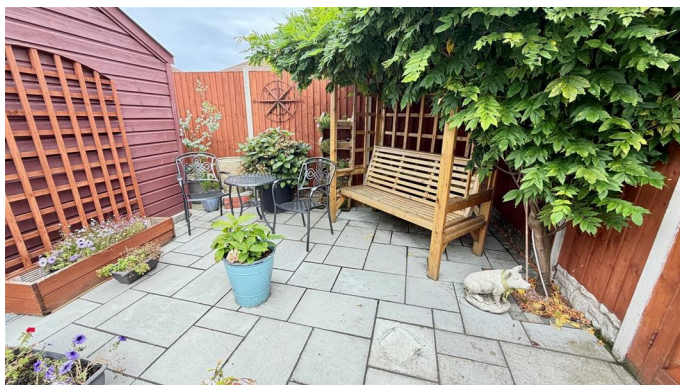


Enclosed with block paving.

REAR GARDEN



Landscaped garden comprises large flagged patio areas, outside lighting, seating areas, decorative chippings, shrubs, timber garden shed housing the water tank for the sprinkler system and a larger shed for storage.



PARKING AREA



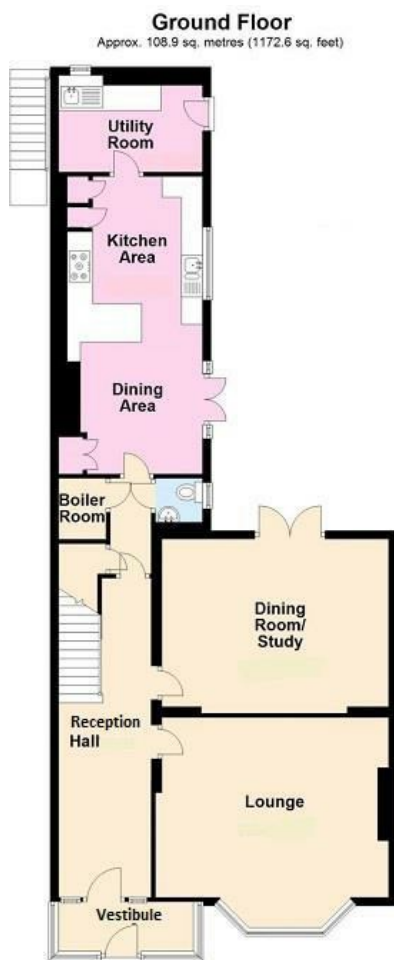
A rear gated access leads to a private parking area which allows parking for up to 4 vehicles at the rear, with access to the garden and separate access to the annexe.

TENURE

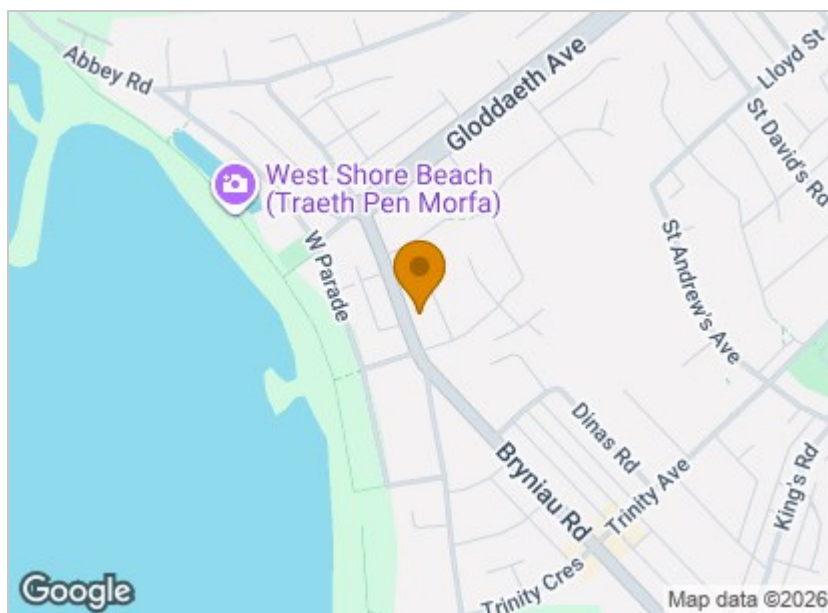
The property is held on a 'FREEHOLD' tenure.

COUNCIL TAX

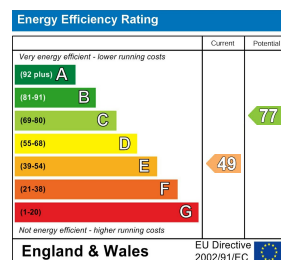
Is 'E' as obtained from www.conwy.gov.uk



Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed north up Mostyn Street turn first left onto Trinity Square, through the traffic lights onto Trinity Avenue at the end of the road by the bollards turn right onto Bryniau road passing the church on the left hand side, continue for 80 more yards onto Great Ormes Road and the property is the 3rd property on the right hand side.
Ref A965 04/09/26 Rev 09/09/26

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.

