

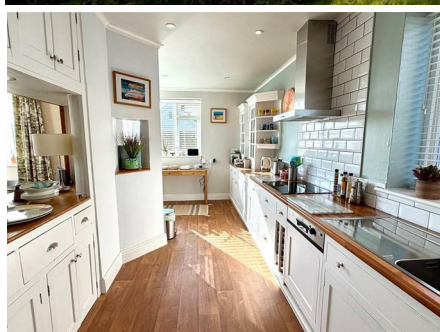
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AUCTIONEERS
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LL30 3EL



£370,000

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www.bdahomesales.co.uk

THIS BEAUTIFUL DETACHED 3 BEDROOM FAMILY SIZED HOME was built circa 1920 on this corner plot within easy access of villages shops, Co-op, bus services, family practitioners centre and chemist, restaurants, secondary and primary school and within easy walking distance of the foreshore in Penrhyn Bay. The accommodation briefly comprises:- hall; lounge with bow window; double opening doors to dining room with french door to the garden; kitchen/breakfast room; rear porch and utility room; first floor landing; principle bedroom with bow window, built in wardrobes and en-suite 3 piece bathroom; 2 further bedrooms and a modern 3 piece shower room. The property features gas fired central heating from a combination boiler, upvc double glazed windows, outside a lovely corner garden with lawns, flower beds, shrubs, mature trees, patio area which is nice and private, drive for off road parking leads to a single car garage and a greenhouse.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED

The Accommodation Comprises:-

Side accessed canopied entrance. Upvc double glazed leaded front door to:-

HALL

Wooden flooring, under stairs cloaks cupboard, picture rails, electric meter cupboard, picture rails.

LOUNGE 15'1" x 14'11" (4.60m x 4.55m)



Into upvc double glazed bow window, composite fireplace and hearth with inset electric coal effect fire, tv point, ceiling cornice, built in shelving with display lighting, double radiator, deep window display sills, double folding oak glazed doors to:-



DUAL ASPECT DINING ROOM 9'11" x 7'7" (3.04m x 2.33m)



Picture rails, opening to kitchen with oak display shelving and built-in treble storage cupboards, upvc double glazed window to side and upvc double glazed door to garden, radiator, glazed door to hall.

TWIN ASPECT KITCHEN/BREAKFAST ROOM 18'10" x 7'3" minimum (5.75m x 2.23m minimum)



Extensively fitted custom built base, wall and drawer glass fronted and corner display units with display lighting, integrated single drainer sink unit and mixer taps, electric double 'Hotpoint' electric oven and 4 ring 'Bosch' ceramic hob with tiled splashback and stainless steel 'Zanussi' canopy over, integrated 'Indesit' dishwasher, recesses with display shelving and lighting, wood flooring, recessed ceiling downlighters, coving, 2 radiators, under stairs storage/cloaks cupboard, upvc double glazed door to garden.





UTILITY ROOM 8'5" x 5'5" (2.58m x 1.67m)



Wall units, round edge work tops, plumbing for washing machine, space for drier, gas meter, wall mounted 'Worcester' combination central heating and hot water boiler, wood flooring, upvc double glazed window.

A staircase from the entrance hall leads to:-

FIRST FLOOR LANDING

Access to roof space, picture rails.

BEDROOM 1 15'8" x 12'10" into (4.78m x 3.92m into)



Upvc double glazed bow window, picture rails, built in double wardrobe with hanging rails and shelving, wall light points, double radiator.



TILED EN-SUITE 3 PIECE BATHROOM



White suite comprising corner bath, mixer tap and shower attachment, vanity wash hand basin and mixer tap, close coupled wc, extractor, recessed ceiling light, radiator, mirrors with storage behind, tiled floor and sill, upvc double glazed window, display shelving.

BEDROOM 2 14'6" x 7'10" (4.44m x 2.41m)



Built in single wardrobe, top cupboard and drawers, recessed bookshelves, picture rails, radiator, upvc double glazed window to side, radiator.

BEDROOM 3 9'3" x7'8" (2.83m x2.35m)



Built in single wardrobe, top cupboard, book shelving, wooden flooring, vertical radiator, velux double glazed skylight window and upvc double glazed window to side.

TILED 3 PIECE BATHROOM



Comprises double shower stall with drench shower, extractor, display shelving, sliding door, vanity wash hand basin, mirror and light, close coupled wc, medicine cabinet, display sills, wood effect lino flooring, recessed ceiling lights, upvc double glazed window, radiator.

OUTSIDE



Large landscaped corner gardens to front, side and rear with lawns, shrubs, trees, pavings, patio areas, water butts, side access to driveway, power points, timber framed greenhouse/potting shed, garden tool store, double gated access to side (off St David's Close).



DRIVEWAY

Provides off street parking for 3/4 cars dependant on size. Water tap.

Leads to:-

GARAGE

With triple opening doors, light and power connected, loft space.

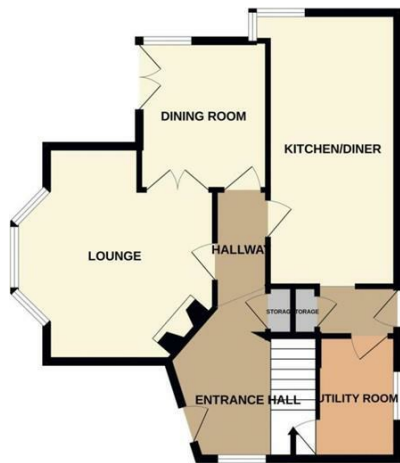
COUNCIL TAX

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

TENURE

The property is held on a FREEHOLD tenure.

GROUND FLOOR



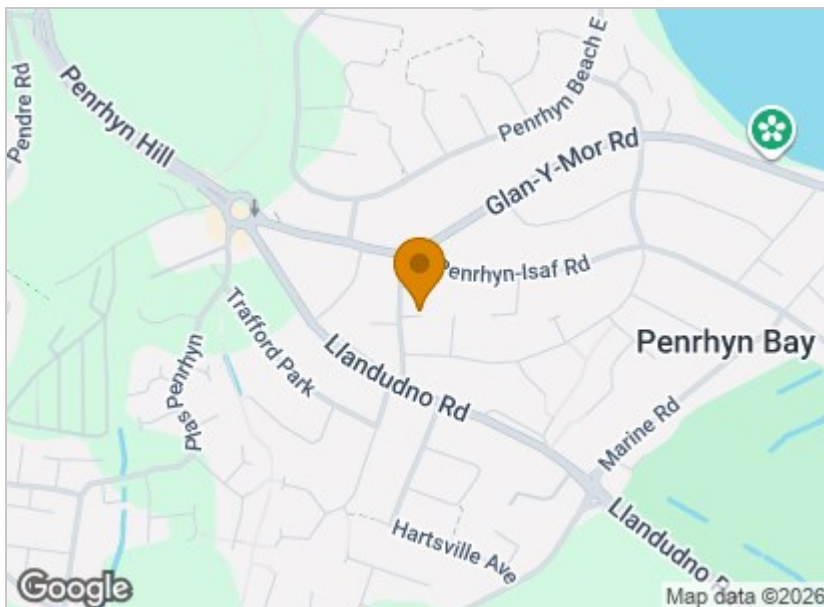
1ST FLOOR



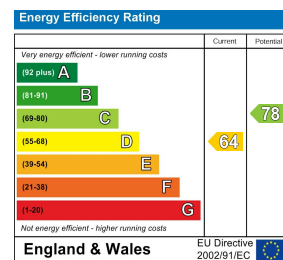
RP3956

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed to the promenade turn right over the Little Orme down to the roundabout take the first exit onto Glan Y Mor Road, 2nd right onto St David's Road and the property is on your right within 140 yards. Ref A860 05/03/2026

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.

