

**Bryan Davies  
+ Associates**

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AUCTIONEERS  
●  
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28 Mowbray Road, West Shore, Llandudno, Conwy,  
LL30 2DJ



No Onward Chain £240,000



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

THIS IS A LOVELY SEMI-DETACHED THREE BEDROOM FAMILY SIZED HOME ON THE LEVEL CLOSE TO THE LOCAL SHOP AND WITHIN EASY ACCESS OF THE WEST SHORE PROMENADE, MAESDU AND NORTH WALES GOLF COURSES AND ½ A MILE OF LLANDUDNO TOWN CENTRE. The accommodation briefly comprises:- reception hall; lounge; separate dining room with bay window; kitchen with range of modern units, built in oven hob and cooker hood; first floor landing; 3 bedrooms and 2 piece bathroom with separate wc. The property features gas fired central heating from a combination boiler, upvc double glazed windows, outside landscaped front garden with flower and shrub borders and drive for off road parking, landscaped and well maintained rear garden with lawn, flower beds, shrubs, hedging, patio area and off road parking for another vehicle off the rear service road.

INTERNAL INSPECTION RECOMMENDED

The accommodation comprises:-

#### ARCHED ENTRANCE

With upvc double glazed FRONT DOOR and sidelights to:

#### PORCH

Quarry tiled floor display shelf, inner door and glazed windows to:

#### HALL

Under stairs storage cupboard, dado rails, radiator, wall mounted gas heater, telephone point, under stairs pantry.

#### LOUNGE 13'7" x 12'0" max (4.16m x 3.66 max)



Into upvc double glazed bay window, fire surround and hearth with inset coal electric fire, double radiator, display sill.

#### DINING ROOM 13'1" x 12'0" max (4.01m x 3.68m max)



Fire surround with marble back and hearth, display sill, gas fire, coving, built in double cupboard and display shelf with electric meter, telephone point, upvc double glazed window to rear.

#### BI-FOLD DOOR TO DUAL ASPECT KITCHEN 8'9" x 8'2" (2.67m x 2.49m)



Fitted light beech effect base, wall and drawer units with round edge work tops, incorporating single drainer sink unit and integrated 'AEG' electric oven, 'Bosch' 4 ring ceramic hob, cooker hood over, cupboard housing 'Logic Combi 30' gas boiler, wall tiling, wood effect flooring, radiator, display shelving, 2 x upvc double glazed windows, double glazed door to:



#### REAR PORCH

Tiled floor, door to rear garden.

A staircase from the entrance hall leads to:

### FIRST FLOOR LANDING

Access to roof space, double radiator, upvc double glazed window.

### BEDROOM 1 13'0" x 12'0" (3.98m x 3.67m)



Picture rails, upvc double glazed window to rear, radiator.

### BEDROOM 2 11'11" x 11'5" max (3.65m x 3.48m max)



Picture rails, upvc double glazed window to front, radiator.

### BEDROOM 3 8'9" x 8'2" (2.69m x 2.50m)



Upvc double glazed window to front, radiator.

### 2 PIECE BATHROOM



White suite comprising panelled bath with electric shower over, vanity wash hand basin, double linen cupboard, wall tiling, radiator, upvc double glazed window.

### SEPARATE WC

Low flush wc, lino flooring, upvc double glazed window.

### OUTSIDE

#### FRONT GARDEN



Walled front garden with block paved seating area, decorative chippings, plants and shrubs.

### OFF STREET PARKING

Double gates to driveway provides off street parking.

### LANDSCAPED REAR GARDEN





Lawn, shrubs, patios, seating areas, pavings, decorative chippings, pedestrian access, double opening gates provide off street parking for one car, accessed from rear service road side gate. Gas meter, outside tap, timber garden shed with light, power and water, plumbing for washing machine and space for drier.



#### TENURE

The property is held on a FREEHOLD tenure.

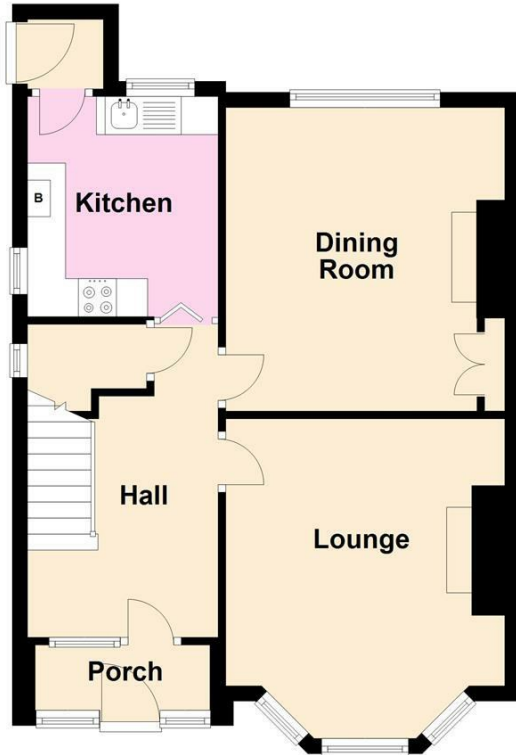
#### COUNCIL TAX

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

## Ground Floor

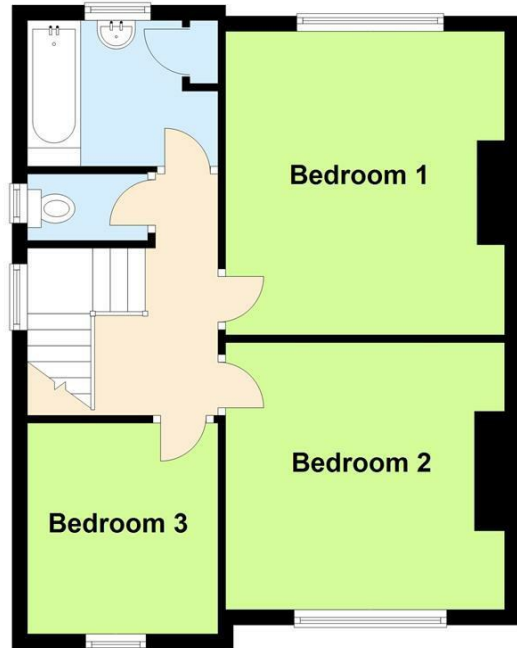
Approx. 51.3 sq. metres (552.1 sq. feet)

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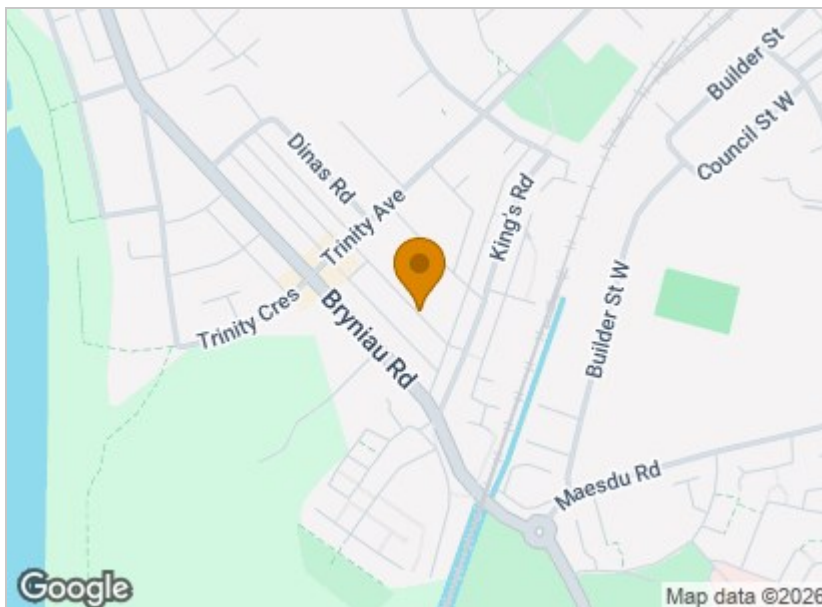
## First Floor

Approx. 48.9 sq. metres (526.0 sq. feet)

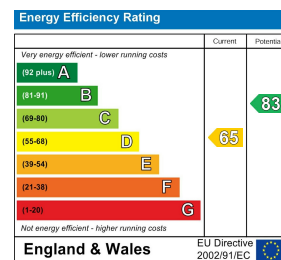


Total area: approx. 100.2 sq. metres (1078.1 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From our Llandudno office proceed north at Mostyn street, turn left onto Trinity square, through the traffic lights onto Trinity avenue, follow the road down towards the West Shore, take the 7th turning on the left into Mowbray road and the property can be found on the right hand side within 80 yards. Ref A833 06/05/26

We will be pleased to arrange a viewing of this Home

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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.

