

**Bryan Davies  
+ Associates**

**4 MOSTYN STREET  
LLANDUDNO  
LL30 2PS  
(01492) 875125**

**AUCTIONEERS  
●  
ESTATE AGENTS**

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

**14 Ffordd Naddyn, Glan Conwy, Colwyn Bay, Conwy,  
LL28 5NH**



**£200,000**

 3  1  1  D

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



THIS 3 BEDROOM SEMI-DETACHED HOME IS SITUATED IN THE POPULAR VILLAGE OF GLAN CONWY AND WITHIN ½ A MILE OF A LOCAL SHOP AND WITHIN 1½ MILES OF THE A55 EXPRESSWAY. The accommodation briefly comprises:- hallway; lounge; dining room; kitchen; ground floor bedroom; ground floor bathroom; first floor; 2 bedrooms; washroom. Outside - lawned front garden with driveway leads to carport and rear garden with summer house.

The accommodation comprises

Upvc double glazed FRONT DOOR to:

#### HALL

Upvc double glazed window, under stairs storage cupboard, cloaks cupboard, double radiator.

LOUNGE 10'10" x 16'4" max (3.31m x 4.98m max)



2 wall light points, marble hearth and surround with inset gas living flame coal effect fire, 2 double radiators. coving, bow upvc double glazed window with deep display sill, arch through to:

DINING ROOM 9'4" x 8'3" (2.86m x 2.53m)



2 wall light points, doorway through to:

GROUND FLOOR BEDROOM 12'0" x 8'0" (3.67m x 2.45m)



Coving, upvc double glazed window, upvc double glazed door opening to rear patio area, coving, double radiator.

KITCHEN 11'8" x 9'4" (3.58m x 2.85m)



Fitted base, wall and drawer units with round edge worktops, inset double drainer sink unit with mixer taps, 6 ring gas hob and cooker hood, double oven, washing machine, gas fired 'Vaillant' central heating and hot water boiler, wall and floor tiling, breakfast bar, double radiator, recessed downlighters to ceiling, upvc double glazed window and upvc double glazed stable type door to rear garden.

4 PIECE GROUND FLOOR BATHROOM



Comprises tiled bath, corner shower stall, vanity wash hand basin with mirror, top and side cabinets, close coupled wc, wall and floor tiling, radiator, upvc double glazed window.

A staircase from the entrance hall leads to:



### FIRST FLOOR LANDING

Recessed spotlights, double radiator.

**BEDROOM 1** 11'9" x 11'0" (not including wardrobes)  
(3.59m x 3.36m (not including wardrobes))



Built in full width deep wardrobes with hanging rails, double radiator, further built in double wardrobe with shelving, double radiator, upvc double glazed window with limited distant hill side views to front.



**BEDROOM 2** 8'10" x 6'0" (2.71m x 1.84m)



Upvc double glazed window to front with distant hillside views, double radiator.

### SEPARATE 2 PIECE WASHROOM



With close coupled wc, wash hand basin, eaves storage.

### OUTSIDE

#### FRONT GARDEN

With lawn, flower beds and shrubs, driveway to front provides off road parking for one car leads to:-

#### CARPORT

#### REAR GARDEN



With paved patio area, summerhouse, raised flower beds, shrubs and trees, timber garden shed.

### 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. 59.9 sq. metres (645.3 sq. feet)



**Bryan Davies  
& Associates**

## First Floor

Approx. 30.0 sq. metres (322.9 sq. feet)

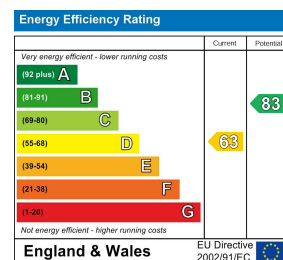


Total area: approx. 89.9 sq. metres (968.1 sq. feet)

## Area Map



## Energy Efficiency Graph



## Directions

From Glan Conwy Corner, follow the signs for Glan Conwy, passing Snowdonia Nurseries on the right hand side proceed approximately 300 yards and turn left onto Chapel Street, take 2nd right onto Top Llan Road, follow up the hill, turn right at Tal-y-Fan, turn 1st right onto Ffordd Naddyn, the property is on the right approximately 100 yards down. Ref A504 06/09/24 REV 03/11/25

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.

