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£370,000



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BEAUTIFULLY PRESENTED UPDATED AND EXTENDED THREE STOREY FOUR BEDROOMED FAMILY SIZED HOME situated on the level and within 400 yards of Llandudno Town Centre and the Promenade. The accommodation briefly comprises:- front door to reception hall; 2-piece cloakroom; lounge with bay window; extended open plan lounge/dining/family room with modern units; separate utility area; first floor landing; bedroom 2 with en-suite 3-piece shower room; 2 further bedrooms and a family bathroom; second floor landing; principal bedroom suite with large bedroom; shower room and study or potential dressing room. The property features gas fired central heating and upvc double glazed windows. Outside - brick paved front garden area for off road parking. Rear garden with lawn and decked area.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED

The Accommodation Comprises

CANOPIED ENTRANCE

Double Glazed Leaded FRONT DOOR  
And double glazed window to:-

RECEPTION HALL



Decorative tiled floor, understairs cupboard, coving, double radiator.

2-PIECE CLOAKROOM



With close coupled w.c, radiator, vanity wash hand basin with mixer tap and tiled splashback, extractor, 'Amtico' flooring.

LOUNGE 14'7" x 12'5" (4.46m x 3.80m)



Plus bay, Inglenook fireplace with 'Hamlet' multi-fuel burner, slate hearth, display mantle over, t.v. point, coving, picture rail, upvc double glazed bay window, double radiator.



OPEN PLAN KITCHEN/DINING/FAMILY ROOM



### DINING AREA 13'8" x 12'4" (4.18m x 3.78m)



With tiled chimney breast and display shelving, recessed downlighters to ceiling, grey 'Amtico' flooring, double radiator.

### OPEN PLAN KITCHEN/FAMILY AREA EXTENSION 20'1" x 11'6" (6.14m x 3.53m)

With bi-fold doors to rear garden, 'Amtico' grey flooring, feature vertical radiators.

### KITCHEN



With grey gloss fronted base, wall and drawer units with sparkle granite worktops and uprights, inset 1½ bowl sink unit with mixer taps, integrated 'Bosch' electric double oven, 4 ring Induction hob and cooker hood over, Grey 'Amtico' flooring, upvc double glazed window and roof lights with blinds.



### UTILITY AREA 8'10" x 5'9" (2.71m x 1.77m )

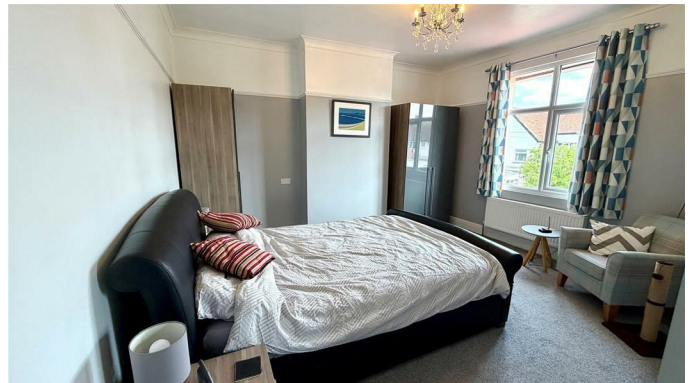


With matching grey gloss fronted tall units with space for American style fridge/freezer, plumbing for a washing machine, space for dryers, extractor, spotlights, radiator.

A staircase from the Entrance Hall leads to :-

### FIRST FLOOR LANDING

### BEDROOM 2 14'8" x 12'7" (4.48m x 3.86m )



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

### EN-SUITE 3-PIECE SHOWER ROOM



Corner shower with twin shower heads including drench shower, vanity wash hand basin, close coupled w.c, ladder style towel rail, wall and floor tiling, extractor, recessed downlighters to ceiling, upvc double glazed window.

**BEDROOM 3 14'9" x 13'8" (4.52m x 4.19m )**



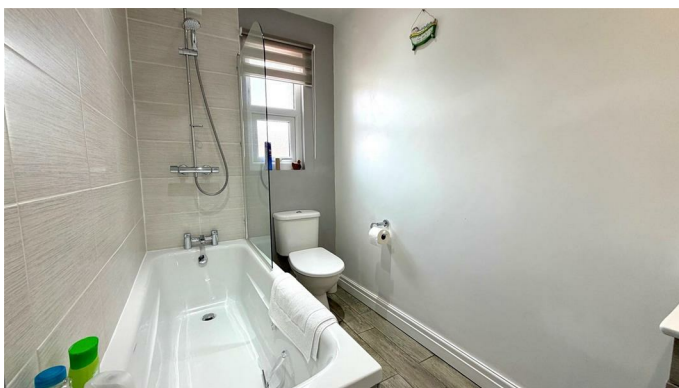
Fitted triple wardrobe with mirror fronted sliding doors, picture rails, coving, upvc double glazed window to the front, double radiator.

**BEDROOM 4 9'2" x 8'9" (2.80m x 2.69m )**



Coving, upvc double glazed window to the front, double radiator.

**3-PIECE BATHROOM**



White suite comprises panel bath with mains shower over with drench shower head and side screen, vanity wash hand basin, close coupled w.c, ladder style towel rail, tile effect flooring, recessed downlighters, extractor, upvc double glazed window.

**SECOND FLOOR LANDING**

Access to roof space.

**PRINCIPAL SUITE**

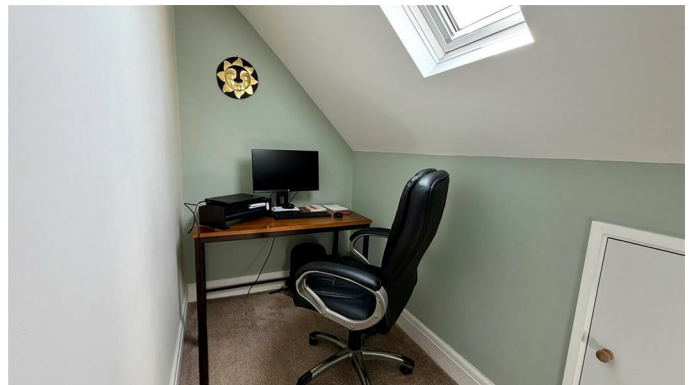
**DOUBLE ASPECT BEDROOM 1 22'2" x 13'2" (6.76m x 4.03m)**



Eaves storage, Great Orme view, feature double glazed arch window to the front, double radiator.

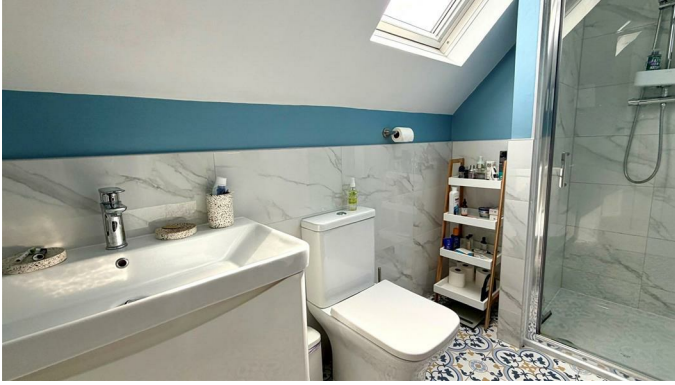


**OFFICE/POTENTIAL DRESSING ROOM 10'4" x 4'8" (3.16m x 1.43m )**



Velux double glazed skylight window, eaves storage, radiator.

### 3-PIECE SHOWER ROOM



With vanity wash hand basin, close coupled w.c, tiled shower cubicle with twin shower heads, ladder style towel rail, decorative tile effect flooring, Velux double glazed skylight window.

### OUTSIDE

#### FRONT GARDEN

With double width block paved driveway provides off road parking for 4 cars, well stocked shrub border.

#### REAR GARDEN



With lawn, mature shrubs, garden shed, paved patio area, pedestrian gated access.



### TENURE - FREEHOLD

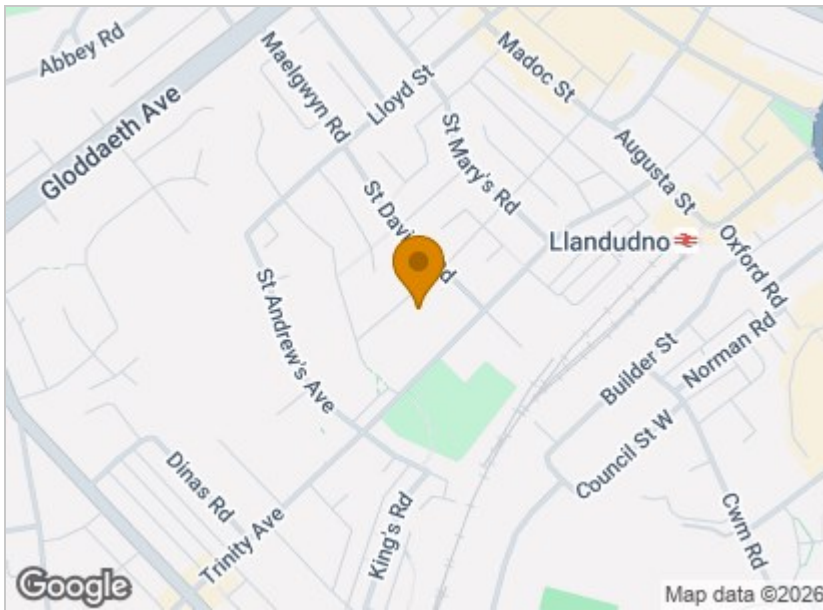
### COUNCIL TAX BAND

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

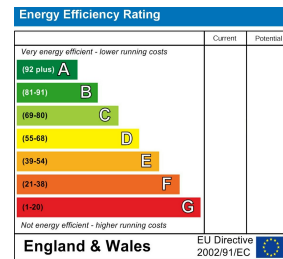
### AWAITING ENERGY PERFORMANCE CERTIFICATE

### AWAITING FLOOR PLAN

### Area Map



### Energy Efficiency Graph



### Directions

From our Llandudno Office proceed North along Mostyn Street turn left into Trinity Square, through the traffic lights onto Trinity Avenue, 4th turning on the right onto St Davids Road, 1st turning on the left into St Seiriols Road and the property can be viewed on the left hand side within 70 yards. REF: A906 18/05/26

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: [llandudno@bdahomesales.co.uk](mailto: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.

