

email: llandudno@bdahomesales.co.uk

## 48 Bryniau Road, West Shore, Llandudno, Conwy, LL30 2DZ



**£325,000**



THIS IS A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY SIZED HOME within minutes of the West Shore Beach and Promenade and level walk over to the North Wales Golf Links and Maesdu Golf Course. Close to Primary School. Approximately  $\frac{1}{2}$  a mile of Llandudno Town Centre. The accommodation briefly comprises:- porch; hall; 2-piece cloakroom; lounge with bow window; open plan kitchen/diner/family room with French doors to the rear garden; utility area; first floor landing; principal bedroom to the rear with distant views to Conwy Mountains; 2 further bedrooms and a lovely 4-piece bathroom including a separate shower stall. The property features gas fired central heating and upvc double glazed. Outside - brick paved drive for off road parking, good sized rear garden with lawn and patio area which is westerly facing. Garden tool store and informal workshop.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED

**The Accommodation Comprises:-**

Upvc Double Glazed Leaded Coloured FRONT DOOR to:-

**PORCH**

Tiled floor, glazed door to:-

**HALL**



Dado rails, cornice, tiled floor, double radiator, understairs storage cupboard with electric meter and light, upvc double glazed window.



**2-PIECE CLOAKROOM**



In White with  $\frac{1}{2}$  panelled wall, 2 upvc double glazed windows, display shelving, decorative flooring and porthole window to door.

**LOUNGE 14'11" x 11'4" (4.56m x 3.46m)**

Into upvc double glazed bow window with coloured leaded lights, wooden fire surround with display shelving, tiled back and hearth, inset electric coal effect fire, picture rails, double radiator.

**DINING /FAMILY ROOM 14'9" x 10'9" (4.50m x 3.30m)**



Plus bow window, fire surround with display shelf and tiled hearth, picture rails, double radiator, laminate flooring, 2 double radiators, bow window with upvc double glazed windows and open lights. Double opening doors to rear garden. Opening through to:-



**KITCHEN 10'5" x 7'6" (3.19m x 2.30m)**



Fitted range of Light Oak effect base, wall and drawer units with round edge sparkle effect worktops, inset 1½ bowl sink unit and mixer taps, integrated 'Indesit' electric oven and 4 ring 'Bosch' gas hob with extractor over, feature pull out spice racks, pine panelled ceiling, wall tiling, laminate flooring.



**UTILITY ROOM 7'6" x 5'10" (2.31m x 1.80m)**

With inset single drainer sink unit and mixer tap, plumbing for a washing machine, space for fridge/freezer, cupboard with shelving housing wall mounted 'Potterton' gas fired boiler, round edge sparkle worktops and splashbacks, upvc double glazed window, tiled floor, upvc double glazed door to rear garden.

A staircase from the Entrance Hall leads to:-

#### **FIRST FLOOR LANDING**

Upvc double glazed window with folding shutter, dado rails, access to roof space, storage cupboard with louvre door, shelving.

**BEDROOM 1 17'0" x 9'8" (5.19m x 2.96m)**



Into bow window with leaded lights overlooking the rear garden, views. Fitted Cream fronted single wardrobe, bedside cabinets,, display shelving and overhead cupboards plus 2 sets of Cream fronted wardrobes, dado rails, coving, radiator.



**VIEW FROM BEDROOM 1**



## BEDROOM 2 14'7" x 11'5" (4.47m x 3.48m)



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

## BEDROOM 3 8'3" x 7'0" (2.53m x 2.14m)



Upvc double glazed window to the front, double radiator.

## 4-PIECE BATHROOM



In White comprising double shower stall with mains shower, twin shower heads including a drench shower, extractor, panel bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled w.c.,  $\frac{1}{2}$  panelled walls, sparkle plastic cladding to walls, panelled ceiling, decorative flooring and radiator, 2 upvc double glazed windows with display sills.



## OUTSIDE

### FRONT GARDEN

With hedging, block paved to the front provides block paved parking area.

### REAR GARDEN



With paved seating areas, raised beds, barbecue area, shrubs, trees, lawn, outside tap, block paving.

### REAR OF PROPERTY



**DOUBLE DOOR TO INFORMAL WORKSHOP 11'3" x 8'0"  
(3.45m x 2.45m )**



Light and power, side access door.

**SEPARATE STORAGE SHED**

**GARDEN SHED**

**PAVED AREA TO SIDE**

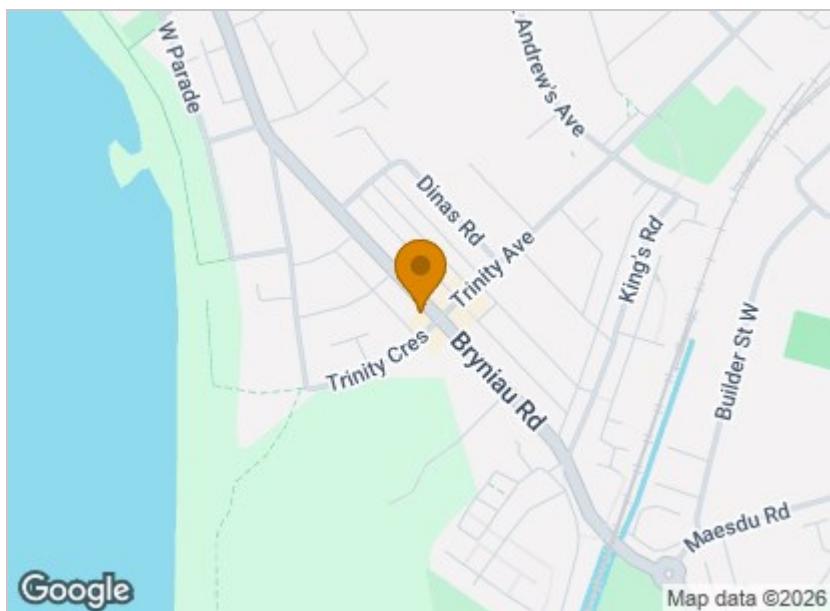
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**TENURE - FREEHOLD**

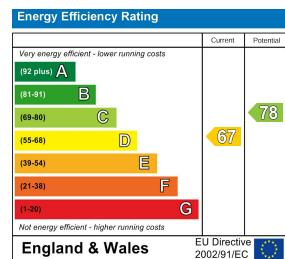
**COUNCIL TAX BAND**

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

## Area Map



## Energy Efficiency Graph



## Directions

From our Llandudno Office proceed north along Mostyn Street, turn first left into Trinity Square through the traffic lights onto Trinity Avenue at the top of the road by the bollards turn left onto Bryniau Road and the property can be viewed on the right hand side within 60 yards. REF: A797 04/11/25

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.

