

**Bryan Davies  
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## Rosedale, Llwynon Road, Great Orme, Llandudno, Conwy, LL30 2QF



**No Onward Chain £199,950**

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THIS LOVELY THREE BEDROOM SEMI DETACHED FAMILY SIZED HOME IS SITUATED IN A GOOD POSITION ON THE GREAT ORME WITH VIEWS FROM THE FRONT ELEVATION DOWN INTO LLANDUDNO BAY, THE LITTLE ORME AND BEYOND, WITHIN ¾'s OF A MILE FROM LLANDUDNO TOWN CENTRE, PROMENADE AND PIER.

The accommodation briefly comprises: hall; lounge with bay window; separate dining room; kitchenette; separate utility room/rear porch; first floor landing; three bedrooms and a three piece shower room. The property features gas fired central heating from a combination boiler and upvc double glazed windows. Outside small easily maintained front garden; easily maintained terraced rear garden.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED

The Accommodation Comprises:-

#### CANOPIED ENTRANCE

Upvc double glazed front door with coloured leaded lights to:

#### ENTRANCE HALL

Display shelf, telephone point, dado rail, picture rails, wall light point, radiator, laminate flooring.

#### LOUNGE 11'8"4" x 10'0" (3.61m x 3.07m)



Plus upvc double glazed bay window with leaded lights, two wall light points, coving, alabaster fire surround with marble back and hearth inset pebble effect electric fire, radiator, laminate flooring.

#### DOUBLE ASPECT DINING ROOM 11'9" x 10'2" (3.59m x 3.10m)



Double aspect upvc double glazed windows with leaded

lights, alabaster fire surround with marble back and hearth with inset coal effect gas fire, dado rails, coving,

Glazed door through to:

#### KITCHEN 8'7" x 4'11" (2.63m x 1.51m)



Fitted range of gloss effect fronted base, wall and drawer units with green round edge worktops with under unit lighting, inset single drainer sink unit with mixer tap, space for cooker and cooker hood over, decorative wall tiling, floor tiling, upvc double glazed window.

#### UTILITY ROOM/REAR PORCH

With plumbing for automatic washing machine, space for drier, round edge worktops, wall mounted 'Worcester' combi central heating an hot water boiler, floor tiling, upvc double glazed window and upvc double glazed door to rear garden.

A staircase from the Entrance Hall leads to:

#### FIRST FLOOR LANDING

#### BEDROOM 1 10'0" x 7'8" (3.05m x 2.35m)



Plus bay and fitted triple mirror fronted wardrobes with hanging rails and shelving, coving, upvc double glazed bay window with views.





**BEDROOM 2 11'9" x 7'6" (3.59m x 2.30m)**



Plus fitted triple mirror fronted wardrobe with hanging rails and shelving, coving, radiator, access to roof space, upvc double glazed window.

**BEDROOM 3 8'8" x 6'9" (2.65m x 2.06m)**



Wall light point, radiator, upvc double glazed window to front.

## TILED 3 PIECE SHOWER ROOM



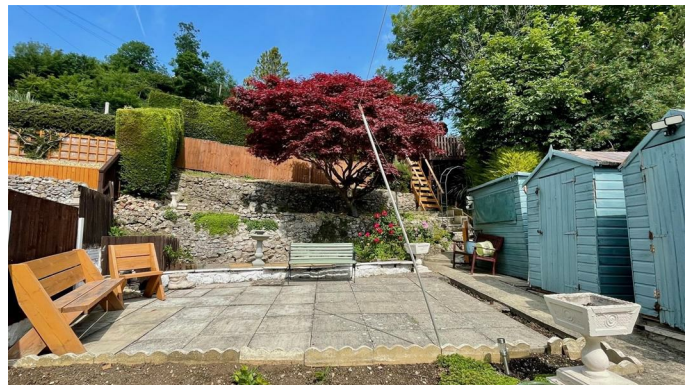
With large corner shower stall, mains shower with twin shower heads, vanity wash hand basin with display shelving and drawers, close couple w.c., ladder style towel rail, tiled floor, upvc double glazed window with deep display shelf.

## OUTSIDE

### FRONT GARDEN

Paved steps up to front door, front garden with decorative chippings, stones and shrubs, seating area.

### TIERED REAR GARDEN



With paved seating areas, flower beds, shrubs, stone walling, three timber garden storage sheds, steps to raised decked areas, seating areas outside top side gated areas.



## TENURE

The property is held on a FREEHOLD tenure.

## COUNCIL TAX BAND

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

## Ground Floor

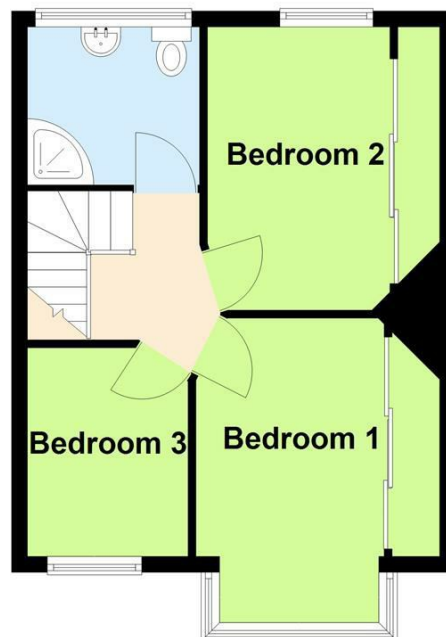
Approx. 38.6 sq. metres (415.7 sq. feet)



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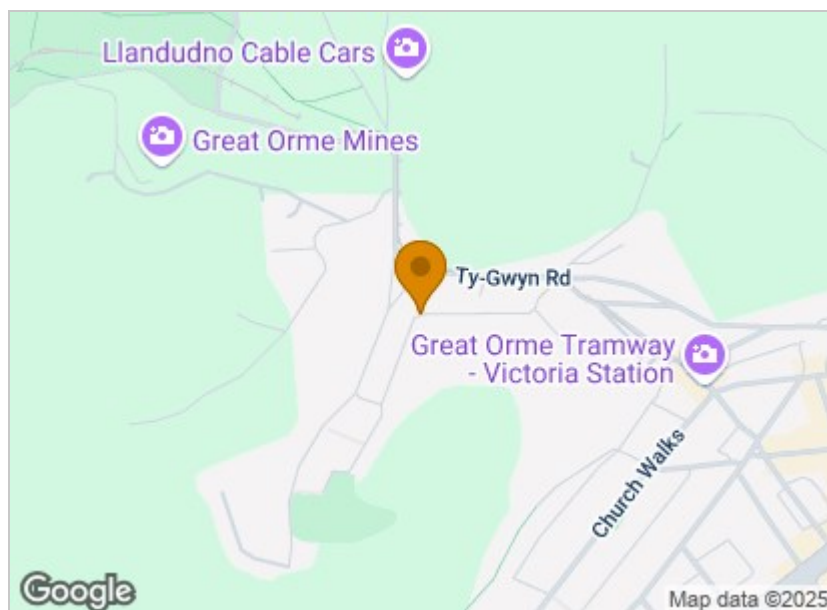
## First Floor

Approx. 36.7 sq. metres (394.6 sq. feet)

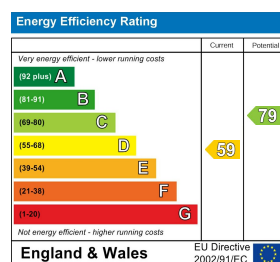


Total area: approx. 75.3 sq. metres (810.3 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From our Llandudno office proceed north along Mostyn Street, through the roundabout onto Upper Mostyn Street, take the road to the right of the Empire Hotel up the Great Orme, at the traffic lights turn left onto Llwynon Road, follow the road up and the property is on the right hand side within 300 yards.  
A370 16/06/25 Rev 17/07/25

We will be pleased to arrange a viewing of this Home

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Llandudno Office Opening Hours - Monday to Friday: 8.30 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

