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**AUCTIONEERS
●
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Hilbre Llwynon Road, Great Orme, Llandudno, Conwy, LL30 2QF



£240,000



www.bdahomesales.co.uk

THIS LOVELY THREE BEDROOM SEMI-DETACHED EXTENDED FAMILY SIZE HOME IS SITUATED ON THE EVER POPULAR GREAT ORME - within easy access to local amenities and attractions including - Great Orme Trams, Pitch & Putt, Haulfre Gardens, Copper Mines, Summit Complex, Ski Slope, Happy Valley, and within ¼'s of a mile of Llandudno Town Centre, Promenade and Pier. The accommodation briefly comprises: hall; lounge with bay window; open plan and extended kitchen/ family/ dining room with patio doors to the rear garden; first floor landing; 3 bedrooms (2 with built in wardrobes) and a 3 piece bathroom with over bath shower. The property features gas central heating and upvc double glazed windows. Outside - small front patio garden, rear patio and a very pleasant separate garden area with lawn, decking and good sized garden shed.

The accommodation comprises:-

Upvc Double Glazed FRONT DOOR TO:-

HALL

Radiator, under stairs cupboard.

LOUNGE 11'9" x 11'9" (3.59 x 3.59)



Into upvc double glazed bay window, radiator, limited view to Little Orme and the bay.

OPEN PLAN KITCHEN/ FAMILY/ DINING ROOM

KITCHEN AREA 16'11" x 9'11" (5.18 x 3.04m)



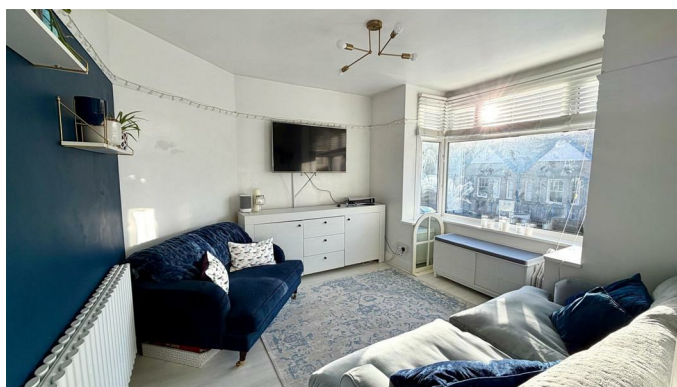
Range of base, wall and drawer units with granite style worktops, inset 1½ bowl sink and biflow tap, ceiling

spot lights, ladder style towel warmer, 'Glow-worm' gas fired combination boiler, opening to:

FAMILY/ DINING ROOM 15'11" x 10'3" (4.87m x 3.13m)



Upvc double glazed window and upvc double glazed sliding patio doors to the rear garden, radiator, view to the Great Orme and limited view to the Little Orme and bay.



A staircase from the hall leads to:

FIRST FLOOR LANDING

Access to roof space.

BEDROOM 1 12'6" x 10'1" (3.82m x 3.08)

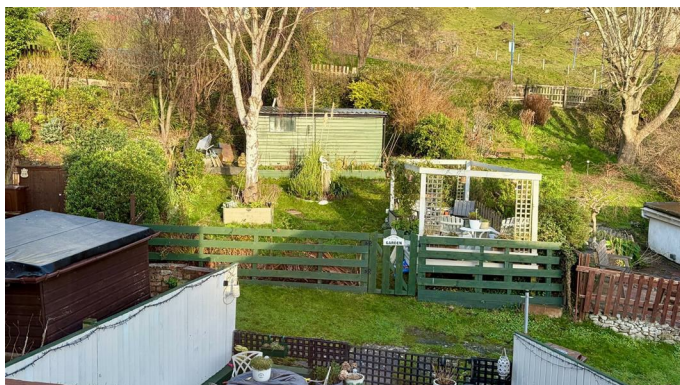


Upvc double glazed bay window, built in wardrobes, radiator. Limited view to the Little Orme and bay.

BEDROOM 2 11'6" x 9'6" (3.53m x 2.91m)



Including built in wardrobes, upvc double glazed window, radiator, view onto the Great Orme.



BEDROOM 3 8'6" x 6'8" (2.60m x 2.05m)



Upvc double glazed window, radiator.

TILED BATHROOM



Corner bath with mains shower over and side screen, pedestal wash hand basin and close coupled wc, upvc double glazed window, ladder style towel warmer.

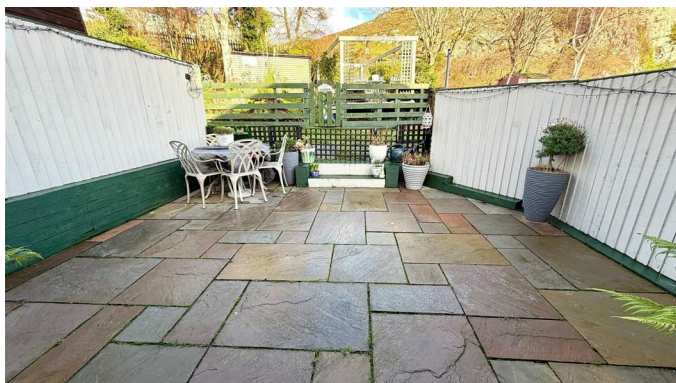
OUTSIDE

SMALL FRONT GARDEN



Seating area with views towards the bay and Little Orme.

REAR GARDEN





TENURE

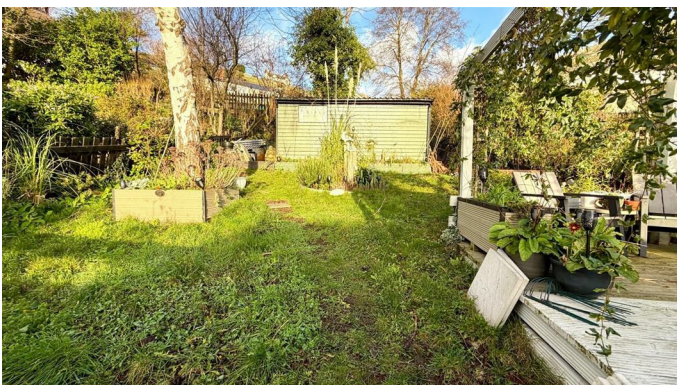
The property is held on a FREEHOLD tenure.

AWAITING ENERGY PERFORMANCE CERTIFICATE

AWAITING FLOOR PLAN



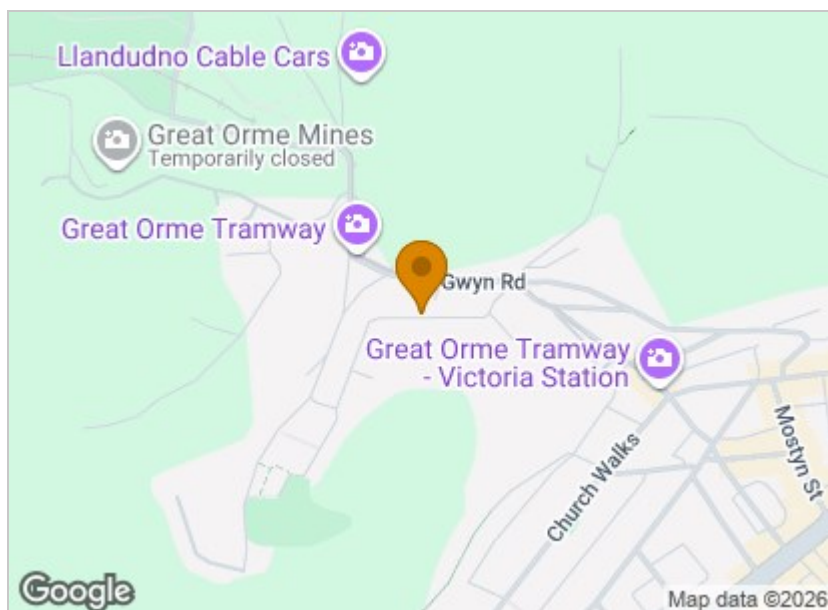
Patio garden with outside tap, across the rear pathway is another garden area with lawn, shrubs, trees, decked patio and good sized garden shed.



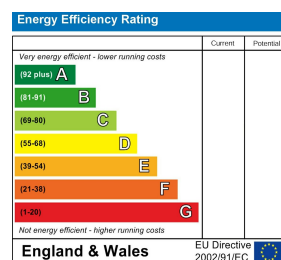
COUNCIL TAX

Is 'C' as obtained from www.conwy.gov.uk

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. Ref A827 15/01/26

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.

