

**Bryan Davies
+ Associates**

4 MOSTYN STREET
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AUCTIONEERS
●
ESTATE AGENTS

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19 Vincent Avenue, Llandudno, Conwy, LL30 1NZ



£350,000



www.bdahomesales.co.uk

THIS DETACHED FOUR BEDROOM FAMILY SIZED HOME was built in the early 1960s and it is the first time on the open market having been built by the original occupant. The property is in need of updating now and is situated in a slightly elevated position with distant views, sitting at the end of a cul de sac within a mile of Llandudno town centre.

The accommodation briefly comprises: steps up to front door; reception hall with double opening doors to lounge with open views; separate dining room with French door to the rear garden; kitchen; bedroom 2 and three piece bathroom. Six steps from the hall lead to a bedroom wing; principle bedroom with French door to a small patio; en-suite three piece shower room and two further bedrooms. The property features gas fired central heating and newly installed upvc double glazing to the majority of the property. Outside – gardens front and rear and driveway for off road parking leads to two single garages.

The accommodation comprises:

Timber glazed front door and side window to:

RECEPTION HALL



double airing cupboard housing gas central heating boiler, part timber cladding, radiator, cloaks cupboard, two wall light points, loft hatch access, double opening doors lead to:

LOUNGE 16'7" x 16'5" (5.06m x 5.01m)



maximum, walled arch feature, inset slate feature fireplace with inset gas fire, two wall light points, large picture window with views over Llandudno and the Great Orme, distant sea views.



L-SHAPED KITCHEN 14'2" x 10'4" (4.33m x 3.15m)



maximum, wall, base and drawer units with complementary worktops, partial wall tiling, unit housing eye level electric double oven, integral electric hob and extractor fan above, hatch through to dining room, 1½ bowl stainless steel sink and mixer tap, upvc double glazed door to side porch, small cupboard, space for washing machine, space for fridge/freezer.

SIDE PORCH

Access to front and rear.

DINING ROOM 17'2" x 10'4" (5.24m x 3.16m)



hatch through to kitchen, two radiators, upvc double glazed door to rear garden.



FAMILY BATHROOM 10'0" x 4'10" (3.05m x 1.48m)



side panel bath with shower attachment, pedestal wash hand basin, w.c., part tiled and walls.

BEDROOM 2 12'9" x 9'1" (3.89m x 2.79m)



(not including wardrobes), built-in double wardrobe with mirrored doors, radiator.

½ STAIRCASE TO UPPER LEVEL

BEDROOM WING

BEDROOM 4 9'10" x 8'7" (3.00m x 2.62m)



maximum, radiator, views across Llandudno and distant sea views.

BEDROOM 3 9'10" x 9'8" (3.02m x 2.97m)



BEDROOM 1 12'8" x 13'6" (3.88m x 4.13m)



built-in wardrobes, drawer and dressing table, two radiators, upvc double glazed patio door to raised seating area (3.34m x 2.45m maximum), views over towards the Great Orme.



FULLY TILED EN-SUITE



built-in storage cupboards and wash hand basin, low flush w.c., large walk-in corner shower unit with mains shower.

OUTSIDE

FRONT GARDEN



raised front garden with lawn and surrounded by established beds and pathway, sloped driveway leading to paved parking area and

2 SINGLE GARAGES



REAR GARDEN



landscaped terraced garden with raised balcony seating area, lower and upper patio seating areas, established trees and planting, wall boundaries.



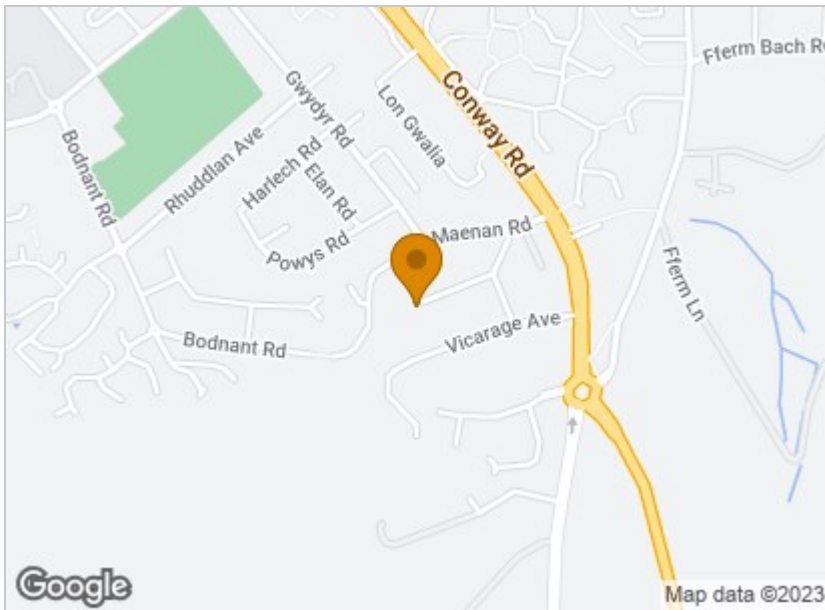
TENURE

FREEHOLD

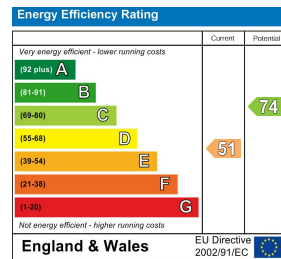
COUNCIL TAX BAND

Is 'F' obtained from www.conwy.gov.uk

Area Map



Energy Efficiency Graph



Directions

From our office, proceed around the Premier Inn (Tudno Castle) keeping in right hand lane around Parc Llandudno filing into left lane at the traffic lights by Links Hotel, continue across + up the dual carriageway out of town, at next roundabout come back around towards Llandudno, take 1st on left to Vicarage Road, 1st right into Elwy Gardens, 1st left into Vincent Avenue, the property is at the end of the cul de sac in front of you. A73 27/07/22 REV 300123

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: 8.30 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

