

**Bryan Davies  
+ Associates**

**4 MOSTYN STREET  
LLANDUDNO  
LL30 2PS  
(01492) 875125**

**AUCTIONEERS  
●  
ESTATE AGENTS**

email: [llandudno@bdahomesales.co.uk](mailto:llandudno@bdahomesales.co.uk)

**10 Bodnant Road, Llandudno, Conwy, LL30 1LH**



**£345,000**

 4  2  3  D

[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)



THIS SPACIOUS FOUR BEDROOM DETACHED FAMILY SIZED HOME IS SITUATED WITHIN A MILE OF LLANDUDNO TOWN CENTRE AND IS WELL WORTHY OF INTERNAL INSPECTION. ALMOST 2,300 SQUARE FEET IN TOTAL.

The accommodation briefly comprises:- covered entrance; porch; reception hall; lounge; separate dining room/sitting room; double sized conservatory; kitchen with modern range of white gloss fronted units and integrated appliances; tiled ground floor 3-piece bathroom; first floor landing; four double sized bedrooms and 3-piece shower room with walk-in multi function shower. The property features gas fired central heating and upvc double glazed windows. Outside - easily maintained gardens to front and rear and drive for off road parking leads to an integral single car garage and separate utility room.

THE PROPERTY IS WELL WORTHY OF INTERNAL INSPECTION

The accommodation comprises:

OPEN COVERED PORCH LEADS TO:-

Glazed FRONT DOOR

And leaded sidelights to:-

PORCH

Wood effect laminate flooring, upvc double glazed bay window with deep display sill, coving, ceiling rose, integral door to garage, glazed front door and windows to:-

HALL



White tiled floor, dado rails, under stairs storage, double radiator, coving, open tread white staircase to first floor.

DOUBLE ASPECT LOUNGE 17'10" x 12'0" (5.44m x 3.68m)



Fire surround with marble hearth with display mantle and mirror, inset gas living flame coal effect fire, two wall light points, telephone point, coving, two single radiators, upvc double glazed Bay window and two single aspect upvc double glazed windows.



SITTING/DINING ROOM 11'11" x 10'11" (3.65m x 3.34m)



Dado rail, coving, cornice, radiator, white aluminium double glazed sliding doors to full width conservatory.



### KITCHEN 13'10" x 10'11" (4.23m x 3.35m)



Fitted range of white gloss fronted base, wall, drawer and curved corner cabinets with under unit lighting, glass display shelf and display lights, round edged sparkle worktops and uprights, "Flaxel Milano 100" cooking range with 8 ring gas hob and double electric ovens with stainless steel splash back and stainless steel cooker canopy over, integrated "Cata" larder fridge and "Bosch" dishwasher, inset 1½ bowl "Blanco" sink unit with mixer taps, laminate wood effect flooring, upvc deep window display sill, upvc double glazed window and door to full width conservatory, wood panelled ceiling with recessed down lighters, double radiator.



### FULL WIDTH CONSERVATORY WITH DINING/SITTING AREA 33'3" x 11'5" maximum overall, (10.15m x 3.50m maximum overall,)



Upvc double glazed windows with opening lights, dado rails, wall lights, two double radiators, double opening UPVC double glazed doors to rear garden.



### TILED 3-PIECE GROUND FLOOR BATHROOM



White suite comprising P shaped corner bath with mixer tap, shower attachment and side screen, pedestal wash hand basin, close couple W.C., floor tiling, panelled ceiling, two wall light points, wall mounted electric heater, upvc double glazed window, double radiator.

An open tread staircase from the Entrance Hall to:

### FIRST FLOOR LANDING



Dado rail, cornice, coving, access to roof space, double radiator.



**BEDROOM 1 17'10" x 12'2" (5.45m x 3.71m)**



Dado rail, coving, two double radiators, double opening UPVC double glazed doors to:-

**BALCONY**



With glass verandah, panelling and views to the Great Orme.

**DOUBLE ASPECT BEDROOM 2 13'11" x 10'10" (4.26m x 3.32m)**



Dado rail, coving, open built-in wardrobe, double radiator, upvc double glazed windows with distant views to the Little Orme and a glimpse of the sea.

**BEDROOM 3 11'4" x 10'4" (3.47m x 3.17m)**



Dado rail, coving, double radiator, UPVC double glazed windows with distant views to the Little Orme and glimpse of the sea.

**DOUBLE ASPECT BEDROOM 4 13'4" x 10'2" (4.08m x 3.10m )**



Dado rail, coving, double opening UPVC double glazed doors to Balcony, single aspect upvc double glazed window.

**TILED 3-PIECE SHOWER ROOM**



Comprises large shower with multi functions, pedestal wash hand basin and mixer tap, close couple W.C., upvc double glazed window, panelling to ceiling with recessed down lighters, radiator.

**OUTSIDE**

Easily maintained gardens to front, driveway for off road parking leads to:-

INTEGRATED SINGLE CAR GARAGE 17'6" x 9'10" (5.35m x 3.02m)



Automatic roller door, power and light, wall mounted "Worcester" gas fired combination central heating and hot water boiler, integral door to porch, en-suite utility room.

#### UTILITY ROOM

Plumbing for automatic washing machine, space for drier etc.

#### REAR GARDEN



Decking, seating areas with paving, lighting.



#### TENURE

The property is held on a FREEHOLD tenure.

#### COUNCIL TAX BAND

Is "E" - obtained via [www.conwy.gov.uk](http://www.conwy.gov.uk)



### Ground Floor

Approx. 129.8 sq. metres (1397.4 sq. feet)



### First Floor

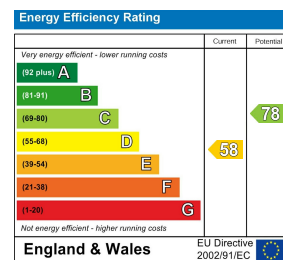
Approx. 81.3 sq. metres (874.8 sq. feet)



### Area Map



### Energy Efficiency Graph



### Directions

From our Llandudno office proceed around the Tudno Castle Premier Inn Hotel, file into the right hand lane around Parc Llandudno and take the left turn past the Fire Station, at the roundabout turn right onto Maesdu Road and continue down past the rugby field. Take the next left turn into Bodnant Road up the hill through the mini roundabout up to the next mini roundabout and the property is on the left. Ref: A726 30/06/25 REV 28/07/25

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.

