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+ Associates**

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**AUCTIONEERS
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£150,000

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www.bdahomesales.co.uk

THIS IS A 3 BEDROOM MID TERRACED FAMILY HOME situated in a convenient position, close to local schools, golf club and bus services, hospital (minor injuries). Approximately 1 mile to Llandudno Town Centre. The accommodation briefly comprises:- hallway with cloakroom; lounge; kitchen/diner, 2 double bedrooms and a 3rd single bedroom; 3-piece modern bathroom. The property features gas fired central heating and upvc double glazing. Outside - front garden with lawn and pathway. Rear garden with patio and lawned area.

The Accommodation Comprises:-

Upvc Double Glazed FRONT DOOR
And sidelight to:-

HALL

Laminate wood effect flooring, under stairs storage.

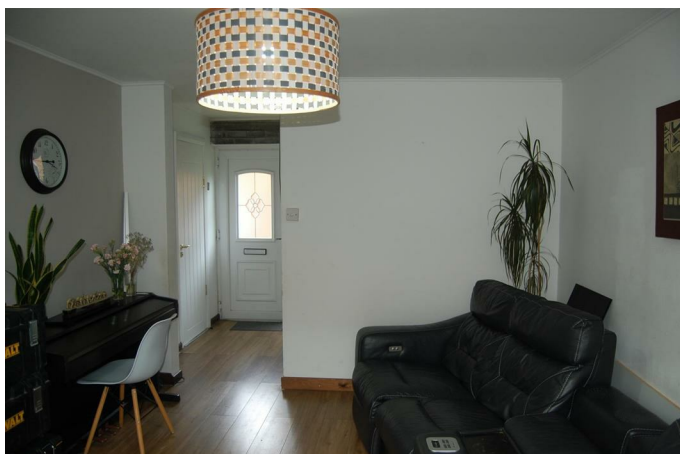
2 PIECE CLOAKROOM

With wash hand basin and close coupled w.c , display shelving, wood effect flooring.

LOUNGE 13'4" x 10'8" (4.07m x 3.26m)



Wood effect flooring, TV point, double opening upvc double glazed doors to rear garden, double radiator.



DOUBLE ASPECT KITCHEN/ DINER 19'8" x 10'5"
maximum (6.00m x 3.19m maximum)



Fitted range of base wall and drawer units with round edge wood effect worktops, integrated electric oven, 5 ring gas hob with cooker hood over, 1½ bowl sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, wall and floor tiling, 2 double radiators, upvc double glazed windows and upvc double glazed door to rear garden.



A staircase from the Entrance Hall leads to:-

FIRST FLOOR LANDING

Double opening storage cupboard housing wall mounted 'Logic' gas fired combination central heating and hot water boiler.

BEDROOM 1 13'6" x 8'7" (4.13m x 2.64m)



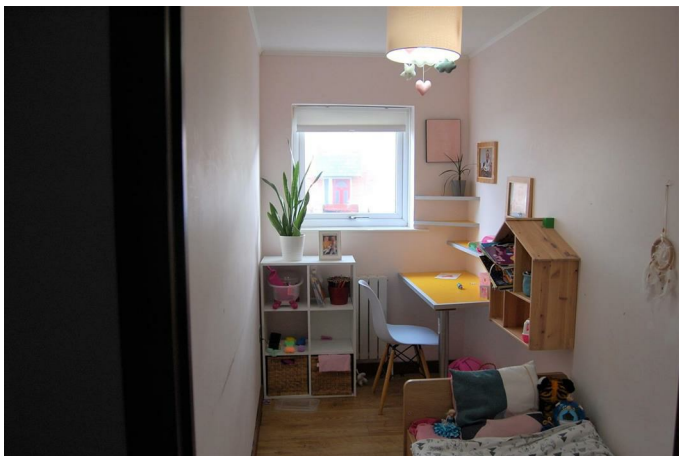
Wood effect flooring, upvc double glazed window, double radiator.

BEDROOM 2 13'4" x 7'7" (4.07m x 2.33m)



Laminate flooring, upvc double glazed window, double radiator.

BEDROOM 3 10'2" x 4'10" (3.10m x 1.49m)



Laminate wood effect flooring, upvc double glazed window, double radiator.

TILED 3 PIECE BATHROOM IN WHITE



White suite comprising tiled bath with mixer tap, drench shower head and side screen, vanity wash hand basin with mixer tap, close coupled w.c, wall mounted towel rail, tile effect flooring, 2 x upvc double glazed windows.

OUTSIDE

FRONT GARDEN

With lawn and pathway.

REAR GARDEN



With full width patio area, raised lawn, pavings, flower beds, shrubs and rear gated access.

TENURE - FREEHOLD

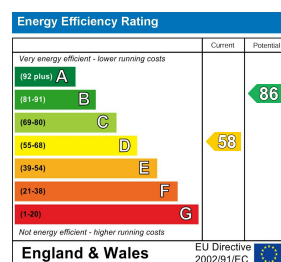
COUNCIL TAX BAND

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

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed onto Mostyn Broadway keeping in the right hand lane around Parc Llandudno filing into the left lane, at the traffic lights turn left, continue up to the roundabout at the Links Hotel, turn right onto Maesdu Road. Continue over the roundabout and take the left turning into Hospital Road then next left onto Ffordd Yr Orsedd, 1st left onto Ffordd Elisabeth. Bear right towards No. 97. Ref: A286 24/07/23 REV 23/05/24

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.

