

**Bryan Davies
+ Associates**

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

**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

9 Marine Terrace, Llanrhos Road, Penrhyn Bay, Llandudno, Conwy, LL30 3LA



£169,950

 2  1  1  D

www.bdahomesales.co.uk

THIS IS A LOVELY CHARACTER TWO BEDROOMED TERRACED COTTAGE SITUATED ADJACENT TO GLANWYDDEN PRIMARY SCHOOL AND YSGOL CREUDDYN SCHOOL, WITHIN EASY REACH OF PENRHYN BAY SHOPPING INCLUDING CO-OP, TAKEAWAY, CAFES, RESTAURANTS, HAIRDRESSERS, PHARMACY AND LOCAL BUS SERVICE. The accommodation briefly comprises:- porch; inner door to sitting room; kitchen/breakfast room; rear porch and separate wc; staircase from the lounge leads to first floor landing; 2 bedrooms and a 3 piece bathroom with over bath shower. The property features gas fired central heating and upvc double glazed windows. Outside steps lead to a small garden area with chippings and a courtyard.

The accommodation comprises:

Step up to upvc double glazed FRONT DOOR to:

PORCH

Inner glazed upvc double glazed leaded coloured front door to:

LOUNGE 11'11" x 11'11" (3.65m x 3.65m)



Fire surround with marble effect back and hearth with inset electric coal effect fire and display mantle over, back boiler for central heating, recess with display shelving and lighting, tv point, electric meter, upvc double glazed window, double radiator, glazed door to:

KITCHEN/ BREAKFAST ROOM 13'2" x 9'3" (4.02m x 2.84m)



Fitted range of wood effect, base wall and drawer units with inset 1½ bowl sink unit and mixer taps, space for cooker, fridge and plumbing for automatic washing machine, under unit lighting, wall tiling, corner display, unit with display shelving, under stairs recess, upvc double glazed window, lino flooring, upvc double glazed door to:



REAR PORCH 8'11" x 4'7" (2.74m x 1.41m)

With upvc double glazed window and upvc double glazed door to rear garden, water tap, separate low flush wc.

A staircase from the lounge leads to:

First floor with ¼ landing, walk in storage cupboard with light and shelving.

FIRST FLOOR LANDING

With upvc double glazed window with countryside views, radiator, double airing cupboard with hot water tank.

BEDROOM 1 11'11" x 10'1" max (3.64m x 3.09m max)



Upvc double glazed window to front, double radiator, open countryside views.



BEDROOM 2 10'8" x 9'4" max (3.27m x 2.87 max)



Upvc double glazed window, double radiator to rear and lovely views.

View from bedroom 2



TILED 3 PIECE BATHROOM



Coloured suite comprising panelled bath with mixer tap, 'Mira' electric shower over, pedestal wash hand basin, close coupled wc, mirror and light, upvc double glazed window, cushion flooring, medicine cabinet, wall mounted electric heater, radiator.

OUTSIDE

FRONT GARDEN

Decorative chippings, pedestrian pathway.

PAVED REAR GARDEN



Concreted area, hedging, paved patio area, rear pedestrian access.

TENURE

The property is held on a 'FREEHOLD' tenure.

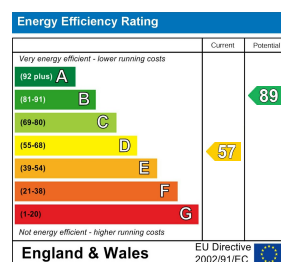
COUNCIL TAX

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

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed to the promenade, turn right heading for Penrhyn Bay, over The Little Orme down to Penrhyn Bay take the third exit into Llandudno Road continue to the mini roundabout, turn right at Llanrhos school and just before Glanwydden school turn right into Marine Terrace and the property is on the left. Ref A712 22/05/25 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.

