

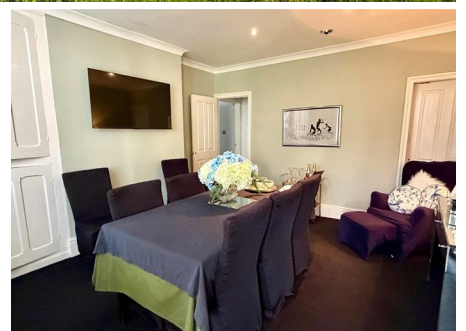
**Bryan Davies  
+ Associates**

4 MOSTYN STREET  
LLANDUDNO  
LL30 2PS  
(01492) 875125

AUCTIONEERS  
●  
ESTATE AGENTS

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

## Bryn Eisteddfod Villa, Clement Street, Llandudno, Conwy, LL30 2EB



£330,000

4 2 2 E

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

THIS SPACIOUS FOUR BEDROOM DETACHED VILLA is situated within the Town Centre and easy level walking distance to the local shops, promenade and pier. The accommodation briefly comprises:- vestibule; leading to dining room; separate through lounge with patio doors to the rear courtyard; kitchen with modern units and fitted appliances; rear porch/utility room; ground floor 3-piece shower room; first floor landing; 4 good sized bedrooms and a 2-piece bathroom with a separate w.c. The property features gas fired central heating from a combination boiler. Outside - front garden - there is a hardstanding for 2 cars, grassed area and flowerbeds. Small rear courtyard.

The Accommodation Comprises:-

Double Opening Upvc Double Glazed FRONT DOOR To:-

VESTIBULE 7'3" x 5'9" (2.22m x 1.76m)  
Single glazed, decorative tiled floor.

INNER UPVC DOUBLE GLAZED DOOR TO:-

DINING ROOM/HALL 14'2" x 12'1" (4.34m x 3.70m)



Recessed ceiling lights, coving, understairs storage cupboard, single glazed window, 2 built-in double cupboards, radiators.



DOUBLE ASPECT LOUNGE 17'6" x 13'1" (5.35m x 3.99m)



Recessed downlighters, coving, fireplace recess, glazed window to front, upvc double glazed opening doors to rear courtyard, double radiator.

KITCHEN/BREAKFAST ROOM 17'10" x 11'5" (5.45m x 3.49m )



Fitted range of Grey fronted gloss base, wall and drawer units with round edge wood block worktops, inset large sink and 2 single sinks with mixer tap, integrated 'Candy' gas oven and electric oven, microwave, coffee market and dishwasher, wine fridge, 4 ring gas hob, space for fridge/freezer, 2 built-in double cupboards, glazed window, radiator, lino flooring, double opening upvc double glazed doors to:-



UTILITY ROOM 11'11" x 4'11" (3.64m x 1.50m)

Plumbing for a washing machine, space for dryer, tiled floor, radiator, double aspect upvc double glazed

doors, large walk-in storage cupboard, gas meter, radiator.

### 3-PIECE SHOWER ROOM



Ceramic tiled floor, corner shower stall, vanity wash hand basin, mirror and shelf, close coupled w.c, upvc double glazed window.

AN ENCLOSED STAIRCASE FROM THE INNER HALL TO:-

### FIRST FLOOR LANDING

Glazed window, radiator, access to roof space.

### BEDROOM 1 13'1" x 11'1" (4.00m x 3.39m )



Plus built-in mirror fronted wardrobes with sliding doors, glazed window, double radiator.

### BEDROOM 2 12'5" x 11'6" (3.79m x 3.52m)



Plus 4 built-in double wardrobes, glazed window, double radiator.

### BEDROOM 3 10'11" x 10'10" (3.35m x 3.32m )



Plus full width built-in mirror fronted wardrobe with sliding doors, glazed window, double radiator.

### BEDROOM 4 9'8" x 7'2" (2.97m x 2.19m)



Built-in cupboard, glazed window (no radiator).

### 2-PIECE BATHROOM



With panel bath, pedestal wash hand basin, 'Worcester' combination boiler, glazed window.

### SEPARATE W.C

In White, upvc double glazed window.

### OUTSIDE

## FRONT GARDEN



lawn, shrubs, hardstanding for 2 cars.

## REAR COURTYARD

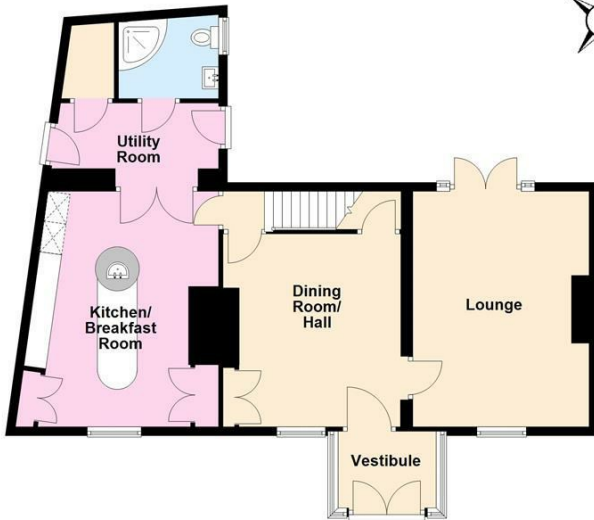


TENURE - FREEHOLD

COUNCIL TAX BAND

Is 'F' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk).

**Ground Floor**  
Approx. 85.6 sq. metres (921.0 sq. feet)



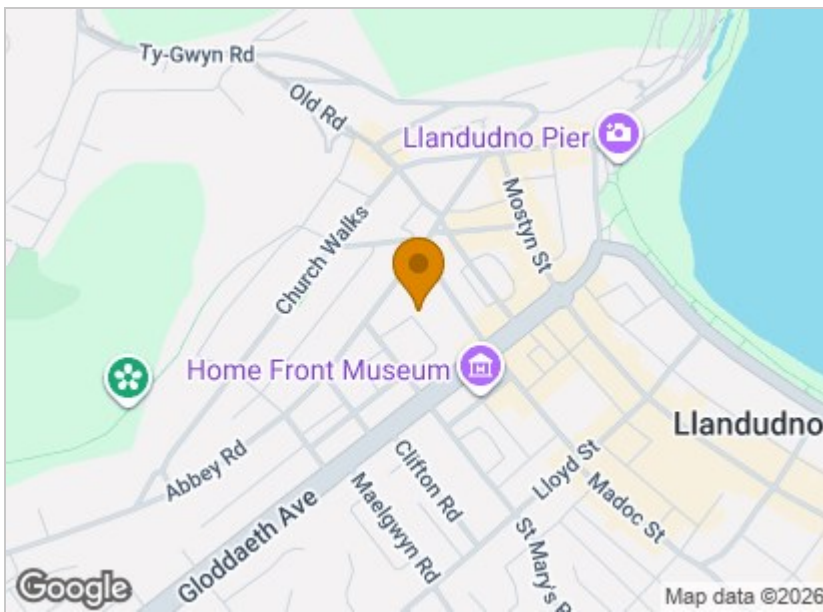
**Bryan Davies  
& Associates**

**First Floor**  
Approx. 72.0 sq. metres (775.3 sq. feet)

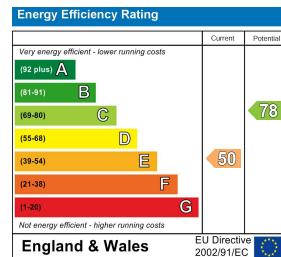


Total area: approx. 157.6 sq. metres (1696.3 sq. feet)

**Area Map**



**Energy Efficiency Graph**



**Directions**

From our Llandudno Office proceed North along Mostyn Street to the roundabout and turn left onto Gloddaeth Street, take the third turning on the right into Clement Avenue, second turning on the right into Clement Street and the property is in front of you as you drive down the Street. REF: A825 24/01/26 REV 22/06/26

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: [llandudno@bdahomesales.co.uk](mailto: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.

