

**Bryan Davies  
+ Associates**

4 MOSTYN STREET  
LLANDUDNO  
LL30 2PS  
(01492) 875125

AUCTIONEERS  
●  
ESTATE AGENTS

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

## 8 Kennington Court, Lloyd Street, Llandudno, Conwy, LL30 2YP



£360,000



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

THIS BEAUTIFUL MODERN CIRCA 2010 END TERRACE 3 STOREY MEWS STYLE HOME IMMACULATELY PRESENTED THROUGHOUT IS SITUATED WITHIN 200 YARDS OF THE OVAL AND 1/3 OF A MILE FROM THE TOWN CENTRE AND PROMENADE. The accommodation briefly comprises: covered entrance; hall; ground floor bedroom/sitting room with en-suite 3 piece shower room; ground floor utility room with plumbing for an automatic washing machine and internal access to the single car garage; first floor landing with 2 piece cloakroom; principal bedroom with built in wardrobes and re-fitted en-suite 3 piece shower room; 2nd bedroom with built in wardrobes and en-suite 3 piece bathroom with over bath shower; top floor living accommodation with lounge and Juliet balcony; double opening doors to the kitchen/dining room with range of built in appliances and Juliet balcony with views to The Great Orme. The property features gas fired central heating from a combination boiler and upvc double glazed windows. Outside small easily maintained front garden with patio area shrubs and a palm trees. Access from the rear leads to a single car garage and extra parking.

INTERNAL INSPECTION OF THIS BEAUTIFUL PROPERTY IS HIGHLY RECOMMENDED

The accommodation comprises:

#### COVERED PORCH

leading to:-

#### Upvc Double Glazed FRONT DOOR

And side glazed panel.

#### HALLWAY



Under stairs storage cupboard, wood effect flooring, radiator, integral door to garage.

#### BEDROOM 3/GROUND FLOOR SITTING ROOM



Upvc double glazed French door onto front garden, wood effect flooring, radiator.

#### FULLY TILED EN-SUITE



Shower cubicle with mains shower, vanity unit with w.c. and wash hand basin and mirror with lighting, extractor, display shelving, ladder style towel rail, tiled floor.

#### UTILITY ROOM



Sink unit and worktop area, space for washing machine and dryer, radiator. Upvc double glazed door to rear of property, large storage cupboard with light housing 'Worcester' gas fired central heating boiler, coving, tiled floor.

Stairs from the hallway lead to:-

#### FIRST FLOOR LANDING

Radiator.

### SEPARATE FULLY TILED CLOAKROOM



Vanity wash hand basin and W.C., chrome heated towel rail, inset downlighters and mirror with lighting, extractor, tiled floor.

**PRINCIPAL BEDROOM 14'5" x 10'2" - not including wardrobes (4.41m x 3.10m - not including wardrobes)**



Built-in wardrobes, coving, radiator, t.v point, limited view towards Conwy mountains.



### RE-FITTED FULLY TILED EN-SUITE SHOWER ROOM



Large walk in double shower with mains shower, drench shower head, vanity unit with wash hand basin and W.C., mirrored storage with lighting, chrome heated towel rail, floor tiling, recessed down lighters, upvc double glazed window, display shelving.

**BEDROOM 2 12'9" x 10'1" (3.89m x 3.09m)**



Built-in wardrobes, radiator, upvc French door to Juliet balcony, t.v point.



### FULLY TILED EN-SUITE BATHROOM



Modern bath with central mixer tap with mains shower and side screen, vanity unit with W.C. and wash hand basin, mirrored storage with lighting, chrome heated towel rail, floor tiling, extractor, upvc double glazed window.

Stairs lead to:-

### SMALL SECOND FLOOR LANDING AREA

With loft hatch access, wall light.

### LOUNGE 18'0" x 13'6" (5.51m x 4.12m )



Upvc double glazed door and Juliet balcony to front of property with limited views towards Conwy Mountains. 2 radiators, vaulted ceiling and window, 3 wall light points, opening to:-



### KITCHEN/DINING ROOM 17'3" x 13'4" (5.27m x 4.07m )



Range of Light Beech effect wall, base and drawer units and composite worktops. Integral 5 ring gas hob and chimney style extractor fan. Unit housing double electric 'Belling' oven fridge/ freezer, integral 'Baumatic' dishwasher, 1½ bowl stainless steel bowl sink and drainer with mixer tap, downlighters.



### VIEW FROM KITCHEN



### DINING AREA



Upvc double glazed French doors with Juliet balcony, coving, radiator, 2 wall light points.

## OUTSIDE

### FRONT GARDEN



Decked seating area, steps up to front door, beds with slate chippings, railway sleepers and established trees. Brick wall boundary. Glass balustrade partitions. Side gated access to the rear of property.

### SINGLE CAR GARAGE 17'9" x 9'10" (5.42m x 3.02m )

Up and over door, power light and water.

### DRIVEWAY PARKING

for 2 cars.

### REAR GARDEN



## TENURE

The property is held on a LEASEHOLD tenure over a 199 year term from 30/07/2007. The lease expires on the 31st December 2206.

### SERVICE CHARGE

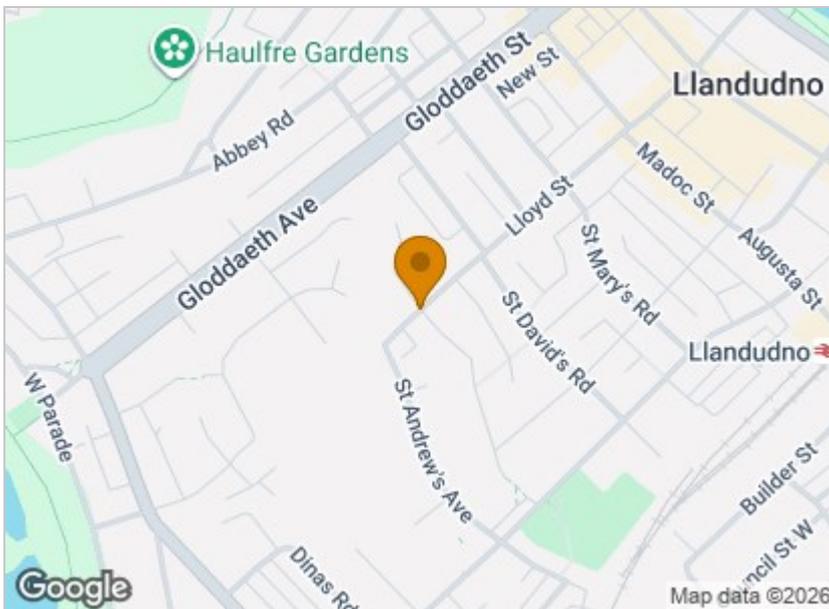
Building Insurance and the premium in June for 2024/25 was £501.01. Ground Rent is £235.00 per annum.

These charges should be confirmed by your legal advisor as can be subject to change.

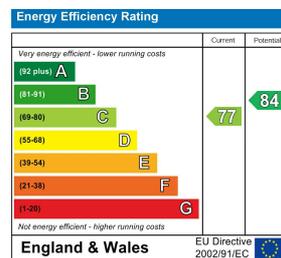
### COUNCIL TAX BAND

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

### Area Map



### Energy Efficiency Graph



### Directions

From our Llandudno office proceed north on Mostyn Street turn left at HSBC Bank onto Lloyd Street, follow the road down almost to its end and the property is on the right hand side just before The Oval. A862 06/03/26

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.

