

**Bryan Davies
+ Associates**

**4 MOSTYN STREET
LLANDUDNO
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**AUCTIONEERS
●
ESTATE AGENTS**

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Brillig, Gloddaeth Avenue, Llandudno, Conwy, LL30 2AN



£369,950

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www.bdahomesales.co.uk

THIS GOOD SIZED 4 BEDROOM DETACHED FAMILY HOME WAS BUILT BY THE RENOWNED LOCAL BUILDER LES JONES IN THE MID 80's situated within yards of the local shop, The West Shore promenade and 1/2 mile of Llandudno town centre. The accommodation briefly comprises:- porch; reception hall; lounge with bay window; separate dining room; kitchen; utility room; first floor landing; principal bedroom with en-suite 4 piece bathroom; 3 further good sized bedrooms and a 3 piece shower room. The property features gas fired central heating and upvc double glazed windows. Outside easily maintained gardens to the front and rear and drive for off road parking leads to an integral single car garage.

THE PROPERTY IS IN NEED OF UPDATING

AS WE ARE UNABLE TO TEST THE SERVICES AT THE PROPERTY WE CANNOT COMMENT ON THE WORKING STATUS OF THE HEATING AND ANY APPLIANCE

The accommodation briefly comprises:-

Upvc double glazed front door to:-

PORCH

Front door to:-

HALL



Double radiator.

TILED 2 PIECE CLOAKROOM IN WHITE



Upvc double glazed window, radiator.

Double doors from the hall lead to:-

LOUNGE 20'0" x 11'4" into :- (6.12m x 3.47m into :-)



Upvc double glazed bay window, Adam style fire surround with marble back and hearth, coal effect gas fire (not tested), radiator, views to The Great Orme and Anglesey.



DINING ROOM 12'7" x 11'5" (3.84m x 3.48m)



Radiator, double glazed sliding patio door to rear garden.

KITCHEN 11'11" x 8'0" (3.65m x 2.45m)



Base, wall and drawer units, round edged work tops. 1½ bowl stainless steel sink, upvc double glazed window, wall tiling, radiator, built in double oven and 4 ring gas hob, access door to garage.

UTILITY ROOM 8'1" x 6'2" (2.47m x 1.89m)



Stainless steel sink, plumbing for washing machine, 'Vaillant' gas fired central heating and hot water boiler, upvc double glazed window and rear access door.

FIRST FLOOR LANDING

Access to roof space, airing cupboard with cylinder tank.

BEDROOM 1 12'4" x 11'5" (3.78m x 3.48m)



Plus built in wardrobes, upvc double glazed window, radiator.

TILED EN-SUITE 4 PIECE BATHROOM



Coloured suite, upvc double glazed window, radiator.

BEDROOM 2 13'4" x 11'5" (4.07m x 3.48m)



Plus built in wardrobes, upvc double glazed window, radiator, view to the sea, Anglesey and the Great Orme.



BEDROOM 3 13'3" x 8'11" (4.06m x 2.72m)



Plus built in wardrobes, upvc double glazed window, radiator, view to The Great Orme.

BEDROOM 4 10'0" x 8'1" (3.06m x 2.47m)



Upvc double glazed window, radiator, view to the sea, Anglesey and The Great Orme.

TILED 3 PIECE SHOWER ROOM



Coloured suite, upvc double glazed window, radiator.

OUTSIDE

Front garden with lawn and driveway for off road parking leads to:-

GARAGE 17'7" x 8'11" (5.36m x 2.74m)

Double opening doors, gas and electric meters, power and light, upvc double glazed window, door to the kitchen.

FRONT GARDEN



REAR GARDEN



With lawn, flower beds, shrubs and patio.



COUNCIL TAX

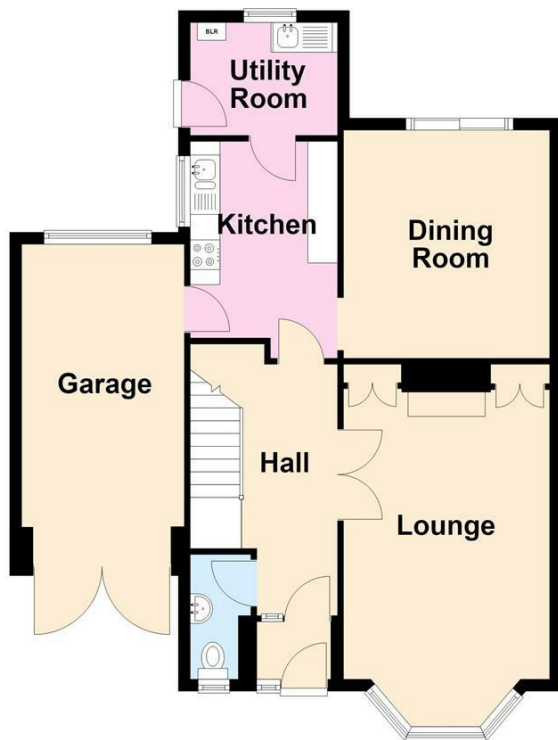
Is 'G' as obtained from www.conwy.gov.uk

TENURE

The property is held on a FREEHOLD tenure.

Ground Floor

Approx. 77.1 sq. metres (830.0 sq. feet)



First Floor

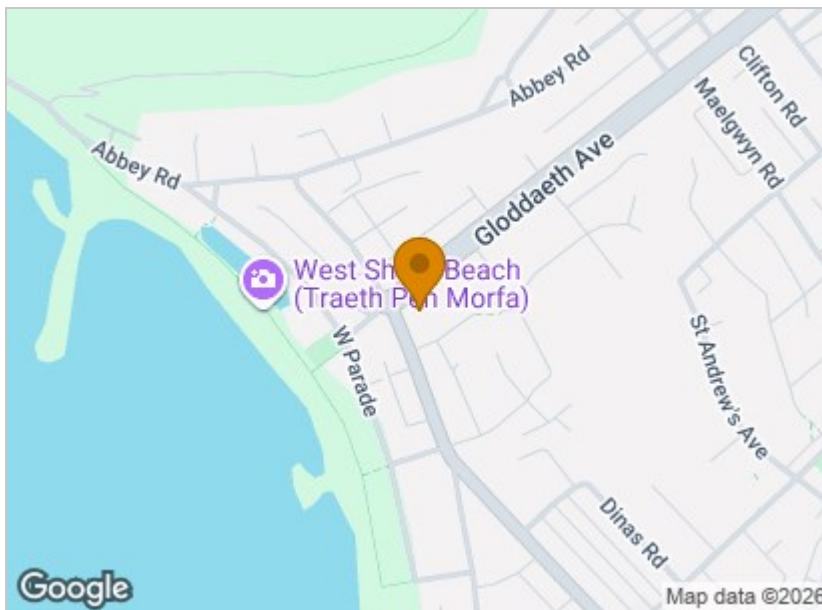
Approx. 73.9 sq. metres (795.7 sq. feet)



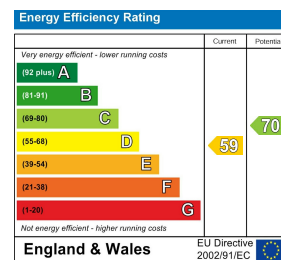
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Total area: approx. 151.0 sq. metres (1625.7 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed north at Mostyn Street to the roundabout with the millennium clock turn left into Gloddaeth Street, follow the road down almost to the West Shore and the property can be found on the left hand side 2 doors before the mini roundabout. Ref A983 16/10/26

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.

