Bryan Davies & Associates

4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125

AUCTIONEERS
•
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

4 Somerset Street, Llandudno, Conwy, LL30 2LH









£190,000

4 2 2 E

Nestled in the Town Centre on Somerset Street, Llandudno, just off the Promenade and close to the Pier this DELIGHTFUL FOUR BEDROOM TERRACED COTTAGE offers a perfect blend of comfort and character. This property is ideal for families or those seeking extra space for guests or a home office. There are two well-appointed reception rooms, two bathrooms, gas fired central heating, upvc double glazing and small lovely garden areas.

Llandudno is renowned for its stunning coastal scenery and vibrant community, offering a range of amenities, including shops, restaurants, and recreational activities. The nearby beaches and picturesque landscapes provide an idyllic backdrop for outdoor enthusiasts and those who appreciate nature.

DO NOT MISS THE CHANCE TO MAKE THIS LOVELY PROPERTY YOUR OWN

NO HOLIDAY LETTING

The accommodation comprises:-

TIMBER ENTRANCE DOOR INTO:-

ENTRANCE PORCH
Tiled floor and timber door into:

ENTRANCE HALL
Radiator, laminate flooring.

LOUNGE 14'0" into bay x 10'9" (4.27m into bay x 3.28m)



Double glazed bay window, wooden fire surround with marble hearth and original inset open fire place, coved ceiling, cupboard housing electric meter, radiator.

DINING ROOM/ PRESENTLY USED AS A BEDROOM 14'9" x 10'4" (4.52m x 3.15m)



With double glazed bay window, wooden fire surround with wood burning stove inset, laminate flooring, radiator.

KITCHEN 20'2" x 7'1" max (6.15m x 2.18m max)



A range of wall and base units with complementing work tops, tiled walls, stainless sink unit, two double glazed windows, plumbing for dishwasher, space for dryer, space for under counter fridge, wall mounted combination gas fired central heating and hot water boiler, tiled flooring and door into:



GROUND FLOOR SHOWER ROOM



With shower cubicle with shower over, pedestal wash hand basin, low flush wc and tiled floor.

Stairs leading to:

FIRST FLOOR LANDING



With large obscured sky light window, door giving access to steep stair case leading to useful loft room.

BEDROOM 1 11'5" x 8'5" (3.48m x 2.57m)



Fitted wardrobes, double glazed window, radiator.

BEDROOM 2 11'5" x 8'5" (3.48m x 2.57m)



Double glazed window, radiator.

BEDROOM 3 8'3" x 8'2" (2.54m x 2.51m)



Double glazed window, radiatror.

BEDROOM 4 11'8" x 5'1" (3.56m x 1.57m)



Double glazed window, built-in storage cupboard, radiator.

SHOWER ROOM



3 piece suite comprising of shower cubicle, pedestal wash hand basin, low flush wc, tiled walls, 'Velux' window, laminate flooring and extractor fan.

SEPARATE WC

Obscured glass window to the rear, low flush wc, wash hand basin and tiled walls.

OUTSIDE



To the front of the property is a brick paved pathway leading to the front entrance. To the side of the property is a useful enclosed storage area for bins.

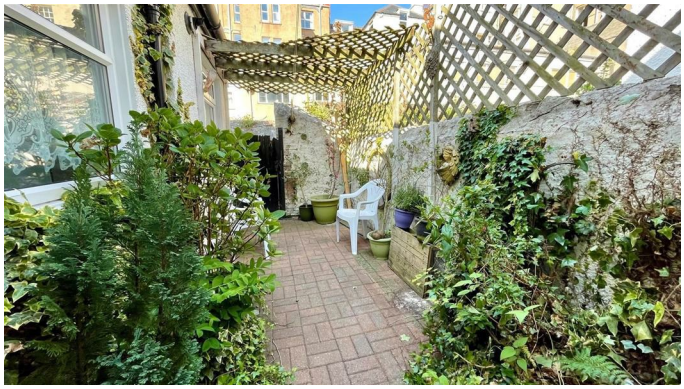
FRONT GARDEN



Lovely seating area with mature shrubs and plants.

Mostyn Estates Ltd. have agreed that the wall could be removed to create off road parking.
A copy of their letter is on file in our office.

REAR GARDEN



Secluded patio enclosed by high stone walling with a gate giving rear access.

TENURE

The property is held on a LEASEHOLD tenure over 2000 years from 1892.

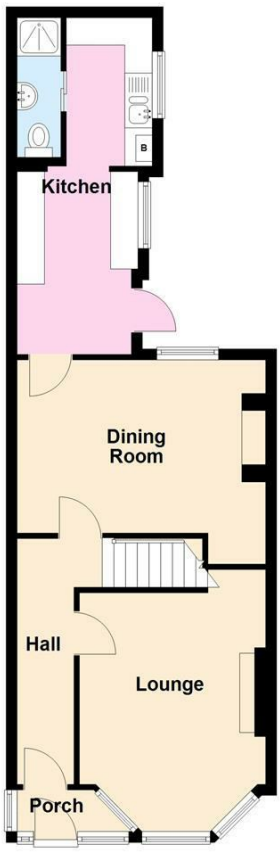
GROUND RENT

Is £6.00 per annum.

COUNCIL TAX

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

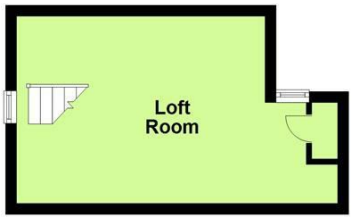
Ground Floor
Approx. 53.0 sq. metres (570.0 sq. feet)



First Floor
Approx. 54.0 sq. metres (580.9 sq. feet)

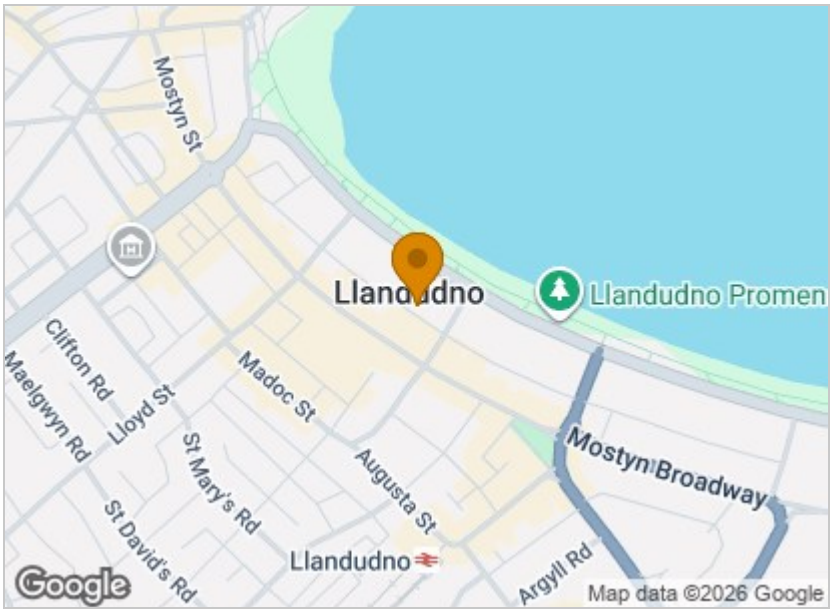


Second Floor
Approx. 18.0 sq. metres (193.7 sq. feet)

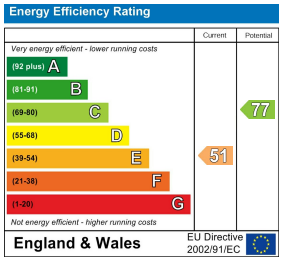


Total area: approx. 124.9 sq. metres (1344.7 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed left along Mostyn Street turn right into Cromwell Street, then turn left into Somerset Street and the property can be found on the right hand side. Ref A698 09/05/25 Rev 03/11/26

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.

For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.