Bryan Davies & Associates

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AUCTIONEERS
•
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# 65 Bryniau Road, West Shore, Llandudno, Conwy, LL30 2EZ









## £289,950

4 1 2 C

THIS IS A GOOD SIZED 4 BEDROOM FAMILY SIZED RESIDENCE SITUATED ON THE LEVEL CLOSE TO A LOCAL SHOP AND EASY WALKING DISTANCE OF THE WEST SHORE PROMENADE, MAESDU AND NORTH WALES GOLF COURSES AND APPROXIMATELY 1/2 MILE OF LLANDUDNO TOWN CENTRE. The accommodation briefly comprises: reception hall; family sized lounge with a log burning stove; separate dining room leading to open plan/kitchen/breakfast room/ conservatory; first floor landing; 4 bedrooms and a 3 piece shower room. The property features gas fired central heating and upvc double glazed windows. Outside front garden with lawn and a paved rear garden with pedestrian access to a service road which could be opened up to provide off street parking. Separate utility room.

The accommodation comprises:-
Composite double side access door to:-

RECEPTION HALL 11'6" x 9'4" (3.52m x 2.85m)



Laminate floor, double radiator, small under stairs cupboard.

LOUNGE 16'5" x 10'4" into bay window plus 11'3" x 10'3" (5.01m x 3.15m into bay window plus 3.45m x 3.14m)



Upvc double glazed windows, log burning stove fireplace, 2 double radiators.



DINING ROOM 14'4" x 10'3" (4.37m x 3.14m)



Upvc double glazed window, double radiator, square arch to kitchen/breakfast/conservatory.

KITCHEN/BREAKFAST/CONSERVATORY 20'2" x 10'11" (6.17m x 3.35m)



Range of base, wall and drawer units, round edge worktops, 1.5 bowl stainless steel sink, 'Belling H Ring' double oven and hob with cooker hood over, modern ' Worcester' combination boiler for central heating and hot water, tiled floor opening to:-

BREAKFAST ROOM/CONSERVATORY



Upvc double glazed, 2 double radiators, french doors to the garden.

Staircase from the reception hall leads to:-

FIRST FLOOR LANDING
Access to roof space.

BEDROOM 1 14'9" x 10'3" (4.52m x 3.13m)



Laminate floor, upvc double glazed window, double radiator.

BEDROOM 2 14'8" x 10'5" (4.48m x 3.18m)



Upvc double glazed window, double radiator.

BEDROOM 3 11'1" x 8'5" (3.38m x 2.57m)



Upvc double glazed window, double radiator.

BEDROOM 4 11'9" x 7'9" (3.60m x 2.38m)



Upvc double glazed window, no radiator.

3 PIECE SHOWER ROOM



- in white comprising large shower stall, pedestal wash hand basin, close coupled wc, upvc double glazed window, radiator.

OUTSIDE
Front garden with lawn.

## REAR PAVED COURTYARD GARDEN



With pedestrian access to service road and potential to create a parking area.



## UTILITY/STORE ROOM

With plumbing for washing machine.

## TENURE

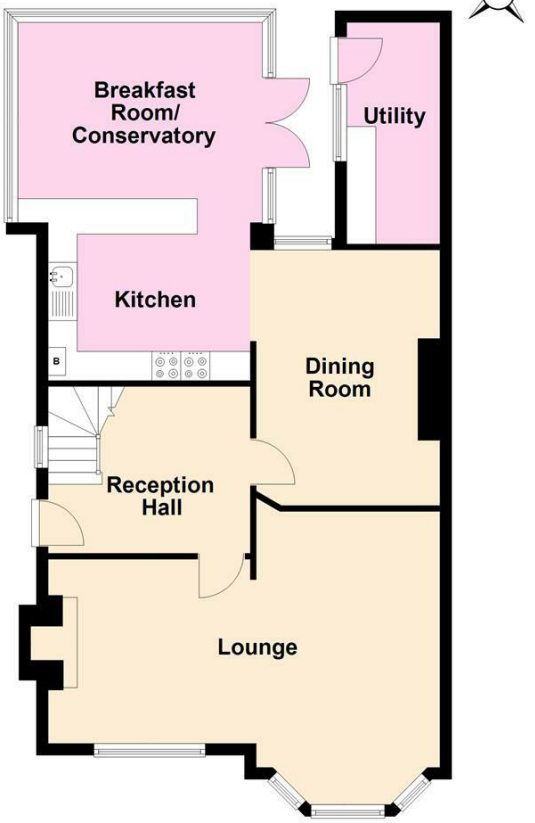
The property is held on a 'FREEHOLD' tenure.

## COUNCIL TAX

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

## Ground Floor

Approx. 81.7 sq. metres (879.6 sq. feet)



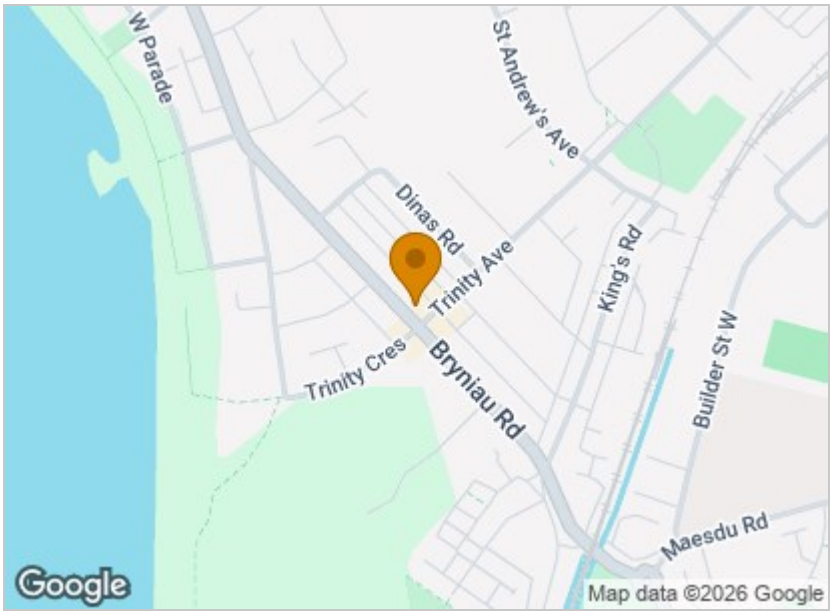

## First Floor

Approx. 61.2 sq. metres (658.6 sq. feet)

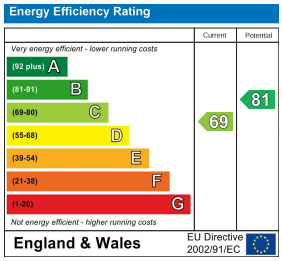



Total area: approx. 142.9 sq. metres (1538.2 sq. feet)

### Area Map




### Energy Efficiency Graph




### Directions

From our Llandudno Office proceed north along Mostyn Street, turn first left into Trinity Square through the traffic lights onto Trinity Avenue continue down to the crossroads with the bollards turn right onto Bryniau Road and the property is the second one on the right. A894 23/04/26 REV 09/11/26

**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.