

**Bryan Davies  
+ Associates**

SELLING HOMES 7 DAYS A WEEK

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**AUCTIONEERS**  
●  
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## 20 St Seiriols Road, Llandudno, LL30 2YT



**£285,000**

3 Reception - 3 Bedroom - 3 Bathroom

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

## 20 St Seiriols Road, Llandudno, LL30 2YT

THIS IS A LOVELY THREE BEDROOM SEMI DETACHED FAMILY HOME SITUATED ON THE LEVEL CLOSE TO THE OVAL CRICKET GROUND AND WITHIN ½ A MILE OF LLANDUDNO TOWN CENTRE AND THE PROMENADE. The accommodation briefly comprises:- porch; reception hall; lounge with bay window; separate sitting room opening to dining room; kitchen with a range of modern units; utility room; ground floor small 3-piece wet room; first floor landing; three double bedrooms; 3-piece bathroom; separate 2-piece shower room and W.C. A narrow ladder style staircase leads to two attic rooms. The property features gas fired central heating and UPVC double glazed windows. Outside - gardens to front and rear and driveway for off road parking.

### WELL WORTHY OF INTERNAL INSPECTION

#### The Accommodation Comprises:-

**UPVC DOUBLE GLAZED FRONT DOOR TO:-  
PORCH**

#### **RECEPTION HALL**

5.06m x 3.53m (16'7" x 11'7") Solid wood parquet flooring,



#### **LOUNGE**

5.44m x 3.69m (17'10" x 12'1") Fire surround with marble back and hearth, double radiator, UPVC double glazed Bay window.



#### **DINING ROOM**

3.98m x 3.53m (13'1" x 11'7") Fire surround with tiled back and hearth, UPVC double glazed window, double radiator.



#### **DOUBLE ASPECT SITTING ROOM**

3.99m x 3.67m (13'1" x 12'0") Fire surround with marble back and hearth, UPVC double glazed window, double glazed sliding patio door, double radiator.



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### KITCHEN

5.13m x 2.12m (16'10" x 6'11") Range of modern cream fronted base, wall and drawer units with round edged worktops, stainless steel double sink unit, built-in oven, hob and cooker hood, UPVC double glazed window, double radiator and UPVC double glazed rear door.



### UTILITY ROOM

1.67m x 1.47m (5'6" x 4'10") Stainless steel sink unit, plumbing for automatic washing machine, UPVC double glazed window.

### W.C./ Small Wet Room

Tiled floor with mains shower, small wash hand basin, W.C. UPVC double glazed window.



### FIRST FLOOR LANDING

### BEDROOM 1

4.73m x 3.70m (15'6" x 12'2") UPVC double glazed window, radiator.



### BEDROOM 2

3.98m x 3.67m (13'1" x 12'0") UPVC double glazed window, radiator.



### DOUBLE ASPECT BEDROOM 3

3.96m x 3.52m (13'0" x 11'7") UPVC double glazed windows, radiator.



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### 3-PIECE BATHROOM

Panel bath with shower attachment, pedestal wash hand basin, W.C., wall tiling, UPVC double glazed window, radiator.



### SEPARATE SHOWER ROOM

2-piece suite, large shower stall, wash hand basin, heated towel rail, UPVC double glazed window, cupboard housing "Ideal Logic" gas fired combination central heating and hot water boiler.



### SEPARATE W.C.

A ladder style staircase from the First Floor Landing leads to:-

### LANDING

Velux double glazed skylight window.

### ATTIC ROOM 1

4.70m x 3.99m (15'5" x 13'1") Built-in cupboards with hanging rail, velux double glazed skylight window, radiator.

### ATTIC ROOM 2

3.58m x 2.36m (11'9" x 7'9")

### Outside

#### FRONT GARDEN

Lawn, shrubs, flower beds, driveway with off road parking for 3 to 4 cars.



#### SIDE & REAR GARDEN

Decking, timber garden shed.

#### TENURE

Freehold

#### Council Tax Band

Is "F" - obtained via [www.conwy.gov.uk](http://www.conwy.gov.uk)

# 20 St Seiriols Road, Llandudno, LL30 2YT

## DIRECTIONS:

From our Llandudno Office proceed North up Mostyn Street turn first left at Trinity Church onto Trinity Square through the traffic lights onto Trinity Avenue then take the fourth turning right onto St Davids Road first left onto St Seiriols road, follow the road down for 150 yards and the property can be viewed on the right hand side. V6517 07/04/21

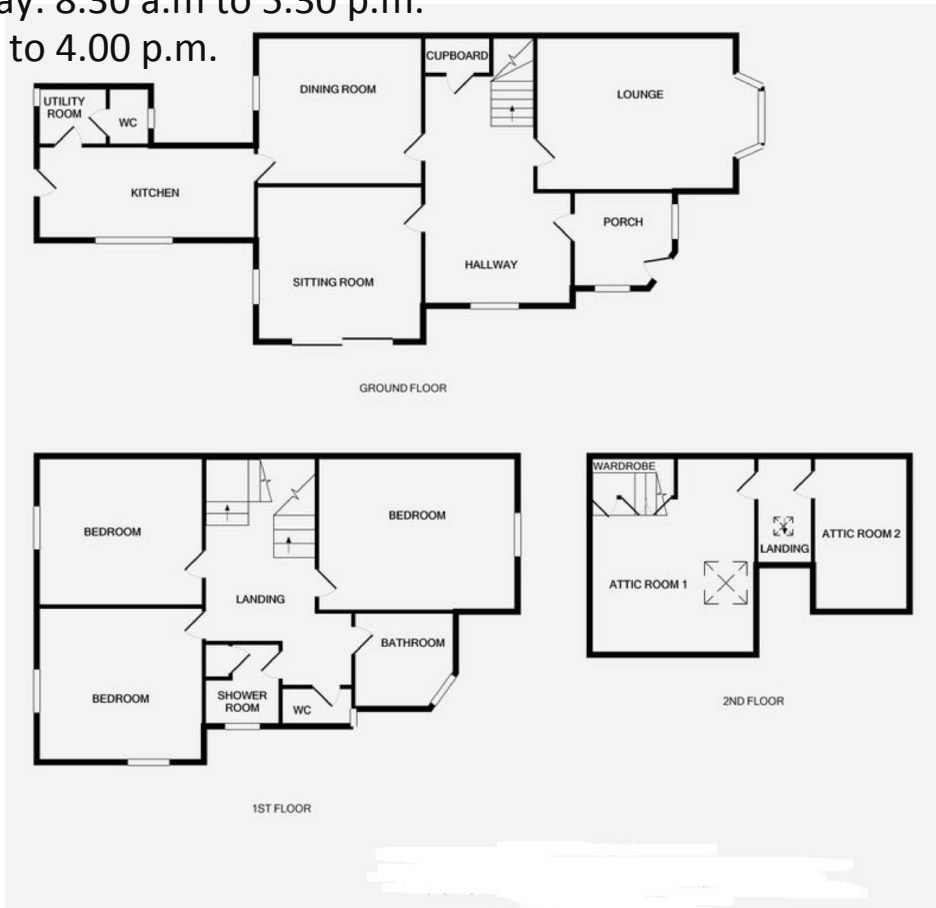
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92-100)			
B (81-91)			
C (69-80)			76
D (55-68)		57	
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## LLANDUDNO OFFICE OPENING HOURS

Monday to Friday: 8.30 a.m to 5.30 p.m.

Saturday: 9 a.m to 4.00 p.m.



We will be pleased to arrange a viewing of this Home

01492 875125 or 01492 544551

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

