



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax band C

TENURE

Leasehold

LOCAL AUTHORITY

Conwy County Borough Council

DATE:

17th April 2021

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4 Somerset Street, Llandudno, LL30 2LH

£190,000

- FOUR BEDROOMS
 - TOWN CENTRE LOCATION
- PARKING PERMIT AVAILABLE
 - TWO RECEPTION ROOMS



This attractive mid-terrace property offers well proportioned accommodation throughout and occupies a convenient location within Llandudno's town centre, with all local shop and services within level walking distance. The town also has a train station nearby, local supermarket, post office, attractive promenade and the popular Venue Cymru Theatre. The property has double glazing and gas fired central heating throughout and in brief comprises; two reception rooms, kitchen with shower room off, four bedrooms, family shower room, separate wc and loft area which is currently being used as a bedroom. To the rear is an enclosed courtyard. A parking permit is available with the property.

Timber entrance door into;

ENTRANCE PORCH

Windows to both the front and side, fitted wall light, tiled floor and timber door into;

ENTRANCE HALL

14' 9" x 3' 5" (4.5m x 1.04m) With fitted ceiling light, radiator, laminate flooring, power points and doors leading off.

LOUNGE

14' 0" into bay x 10' 9" (4.27m into bay x 3.28m) With double glazed bay window to the front, wooden fire surround with marble hearth and original inset open fire place, coved ceiling, cupboard housing

electric meter, fitted ceiling and wall lights, carpet, radiator, telephone point, TV point and power points.

SITTING ROOM

14' 10" max x 10' 4" (4.52m max x 3.15m) With double glazed window to the rear, wooden fire surround with wood burning stove inset, laminate flooring, fitted ceiling and wall lights, smoke alarm, radiator, TV point, telephone point and power points.

KITCHEN

20' 2" x 7' 2" (6.15m x 2.18m) Having a range of wall and base units with complementing work top surfaces over, tiled walls, stainless sink unit, two double glazed windows to the side, space and plumbing for dish washer, space and plumbing for washing machine, space for dryer, space for under counter fridge, wall mounted gas fired central heating boiler, tiled flooring, power points and door into;

SHOWER ROOM

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

STAIRS LEADING TO FIRST FLOOR LANDING

11' 6" x 10' 4" (3.51m x 3.15m) With large obscured sky light window, fitted ceiling light, carpet, power points, door giving access to stair case leading to loft space which is currently being

used as a bedroom.

BEDROOM ONE

11' 5" x 8' 5" to wardrobes (3.48m x 2.57m to wardrobes) With double glazed window to the front, fitted wardrobes, fitted ceiling light, carpet, radiator and power points.

BEDROOM TWO

11' 5" x 8' 5" (3.48m x 2.57m) With double glazed window to the front, telephone point, carpet, radiator and power points.

BEDROOM THREE

8' 4" x 8' 3" (2.54m x 2.51m) With double glazed window to the rear, fitted ceiling light, carpet, radiator and power points.

BEDROOM FOUR

11' 8" x 5' 2" (3.56m x 1.57m) With double glazed window to the rear, built in storage cupboard, fitted ceiling light, carpet, radiator and power points.

SHOWER ROOM

10' 0" x 7' 7" (3.05m x 2.31m) With a three piece suite comprising of shower cubicle with shower over, pedestal wash hand basin, low flush wc, fully tiled walls, obscured velux window, laminate flooring, and extractor fan.

WC

With 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, seating area with mature shrubs and plants (this area could be used as an off road parking area for one vehicle subject to the relevant planning consent). To the side of the property is a useful enclosed storage area for bins. The rear patio is enclosed by high stone walling with a gate giving rear access.

DIRECTIONS

From our Llandudno shop turn left onto Madoc Street, then left into Trinity Square, at the junction proceed straight across Mostyn Street then take the first left hand turning into Somerset Street, the property can be found by way of a for sale board on the right hand side.

SERVICES

Mains drainage, water, gas and electric are all believed connected or available at the property. All services and appliances have not been tested by the selling agent.

LEASE DETAILS

Leasehold.
2000 year lease from 1892.
£6.00 per annum, peppercorn rent to Mostyn estates.
Leasehold covenants apply.

