

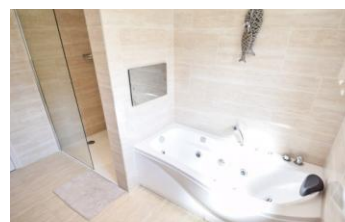
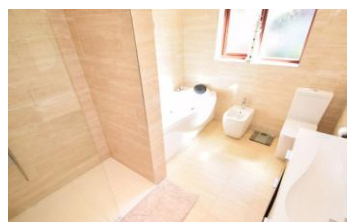
# Anthony Flint

property consultants



Gwelfor, 15 Vincent Avenue, Llandudno,  
Conwy, LL30 1NZ

Asking Price Of  
£500,000



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## DESCRIPTION

This substantial detached home was built by a well-respected local builder to a bespoke specification for his own occupation and was completed towards the end of 1995. The property stands slightly elevated from the road, giving panoramic views over the area.

No.15 is situated at the far end of a small cul de sac of detached properties and within a two-mile radius of Llandudno town centre, the town's famous promenade & beaches, the Venue Cymru Theatre, junior and senior schools and beautiful countryside walks. The spacious property provides approximately 2315 square feet of accommodation including the garage and in the opinion of the owners and ourselves it has been designed and built of quality materials to provide a spacious and versatile family home, which benefits from gas-fired central heating, hardwood framed double-glazed windows and security alarm system.

The accommodation briefly comprises a large Reception Hall, Living Room with Minster style fireplace, capacious open plan Family/Dining/Kitchen area with patio doors onto a sunny terrace, Home Office/Gym or Ground Floor Bedroom, which is adjacent to a Cloakroom with W.C. (this would make an ideal En-Suite Wet Room if required) separate Utility Room, integral Double Garage with access from the hall.

The first floor has a part Galleried Landing, Principal Bedroom with a range of fitted furniture and En Suite three-piece Bathroom, three further Double Sized Bedrooms, two with fitted furniture and an impressive 'Rak' five-piece Bathroom with Jacuzzi bath, Wet Room Shower and 'tear drop' shaped Vanity Unit.

The front garden is part lawn with borders, brick paved driveway with parking for 4 cars which leads up to a garage, South facing split level terraced rear garden with mature lawn and patio area with summer house.

## ENTRANCE

Coloured leaded light front door and side panels to:

## RECEPTION HALL

Telephone point, smoke detector, coved ceiling, central heating thermostat, double radiator, understairs cupboard, integral door to the garage.

## LIVING ROOM

20' 4" x 11' 10" into bay window" (6.2m x 3.61m) Double glazed box bay window, Minster style fireplace with marble back and hearth, coal effect Living Flame gas fire, two wall light points, coved ceiling, television point, double radiator.

## L-SHAPED OPEN PLAN FAMILY/DINING AREA & FITTED KITCHEN

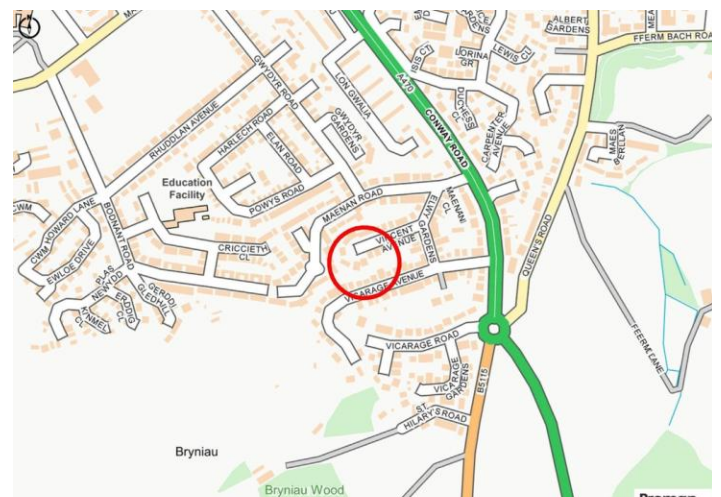
38' 6 max" x 14' 2 max" (11.73m x 4.32m)

### FAMILY/DINING AREA

14' 2" x 11' 10" (4.32m x 3.61m) Double glazed sliding patio door to the sunny rear terrace, Karndean Oak style flooring, television point, double radiator, coved ceiling. Opens through to

### FITTED KITCHEN AREA

8' x 10' 8" (2.44m x 3.25m) An extensive range of fitted base and wall cupboards with bright red doors and drawer fronts with illuminated mirror fronted doors, finished with steel bar handles and solid wood-block work surfaces and up-stands to one side and stainless-steel sheet





upstands to the cooking area. Fitted or integrated appliances include NEFF double oven and grill and matching ceramic electric hob with Bosch air purification hood over, plus Combination Steamer/Microwave Oven and an integrated Bosch dishwasher, diffused lighting, bright red upright radiator, inset resin 1.5 sink with mono block tower tap.

#### **HOME OFFICE, GYM OR GROUND FLOOR BEDROOM FIVE**

12' 11" x 8' 11" (3.94m x 2.46m) Two telephone points, double glazed side window, coved ceiling, radiator. Adjacent to the cloakroom which could be converted into a Wet Room En-Suite, if required.

#### **TWO PIECE CLOAKROOM**

Two piece suite in white with shaped pedestal wash hand basin and low flush w.c., decorative wall tiling and borders, radiator, coved ceiling, double glazed window.

#### **UTILITY ROOM**

10' 8" x 5' 9" (3.25m x 1.75m) Stainless steel sink unit, plumbing for automatic washing machine, space for drier and freezer, work surfaces, radiator, coved ceiling, wall mounted gas fired combination Worcester condensing central heating boiler, double glazed window, wall tiling, double glazed side door to garden. Stainless steel sink unit, plumbing for automatic washing machine, space for drier and freezer, work





surfaces, radiator, coved ceiling, wall mounted gas fired Potterton Prima central heating boiler, double glazed window, wall tiling, double glazed side door to garden.

#### **PART GALLERIED FIRST FLOOR LANDING**

Double glazed window, radiator, coved ceiling, smoke detector, walk in airing cupboard.

#### **PRINCIPAL BEDROOM**

16' 2" x 12' (4.93m x 3.66m) including extensive range of four double wardrobes, top cupboards, coved ceiling, double radiator, television and telephone point, panoramic views over the surrounding area including the Gt Orme and sea.

#### **EN SUITE BATHROOM**

White three piece suite with P-shaped panelled bath with Mira thermostatic shower over, shaped vanity unit with mirror, w.c with integrated cistern, heated mirror with integral lighting, decorative tiling and border, coved ceiling, shaver point, heated ladder style towel rail, floor tiling, extractor fan.

#### **BEDROOM TWO**

18' x 11' 10" (5.49m x 3.61m) open bedside cabinets, dressing table, television point, double radiator, coved ceiling, views to the Gt Orme and sea.

#### **BEDROOM THREE**

14' 3" x 11' 10" (4.34m x 3.61m) Coved ceiling, double glazed window, television point, double radiator.

#### **BEDROOM FOUR**

14' 9" x 10' 8" (4.5m x 3.25m) television point, coved ceiling, double glazed window, double radiator.

#### **LUXURY 'RAK' BATHROOM**

Five piece suite comprising Jacuzzi moulded bath with fitted waterproof mirrored T.V. over, a walk-in Shower Wet Area with glass and tile surround, the remaining sanitary ware was manufactured by specialist supplier 'Rak', bidet and low flush w.c., 'tear drop' shaped basin/vanity unit with matching over mirror, fully tiled surround and floor, underfloor heating, shaver point, heated towel rail, coved ceiling, extractor fan.

#### **EXTERNALLY**

Front - block paved driveway for four cars leads up to Garage, raised lawn area with borders.

Rear - South facing split level terraced garden, well stocked with mature shrubs, trees, paved patio areas, rockeries, mature lawn, outside lighting and timber Summer House or Bar.





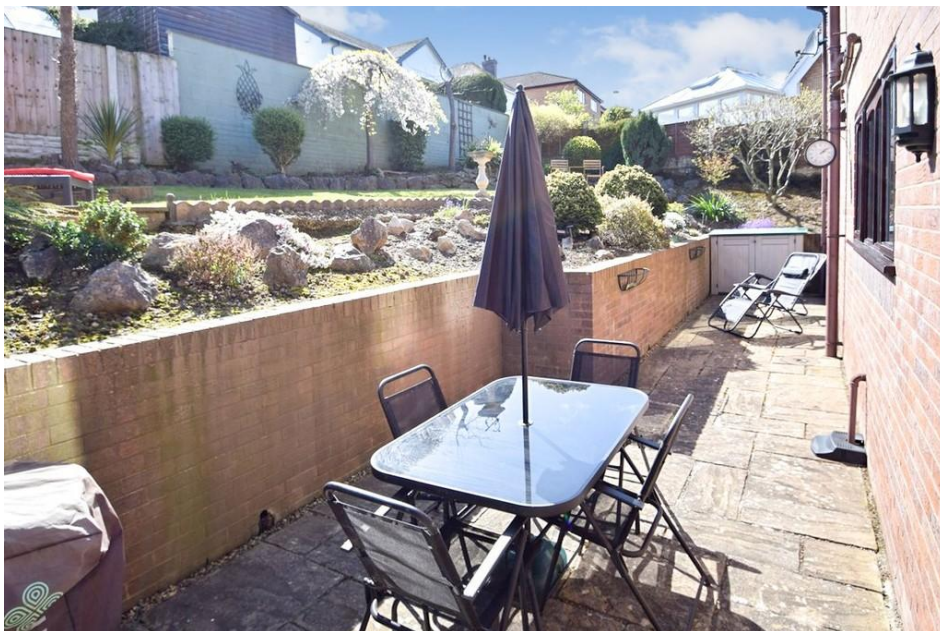


#### **INTEGRAL DOUBLE GARAGE**

18' 11" x 16' 8" (5.77m x 5.08m) Up and over door, double glazed window, power, light and water, wall shelving, door to reception hall.

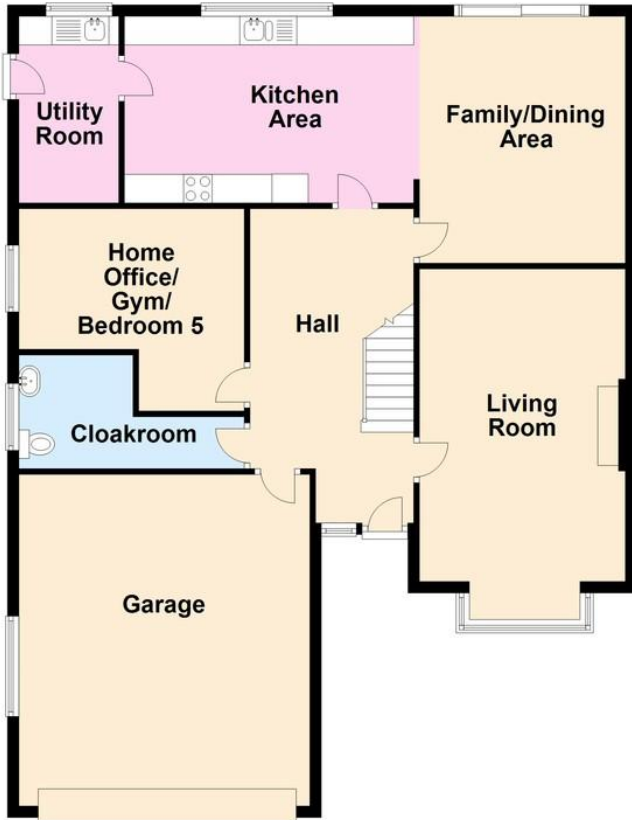
#### **DIRECTIONS**

From our Llandudno office turn left and proceed over roundabout and down Mostyn Street, filter into one way system onto right hand lane, follow road to the right and filter into left hand lane, at traffic lights turn left, pass Fire Station on left, over roundabout onto dual carriageway, at next large roundabout take fifth exit off, coming back towards Llandudno town, next left into Vi carage Avenue, first right then first left into Vincent Avenue. AHF April 2021.



## Ground Floor

Approx. 123.9 sq. metres (1333.2 sq. feet)



## First Floor

Approx. 98.1 sq. metres (1056.3 sq. feet)



Tenure and Council Tax: Tenure - We are informed by the vendors that the property is Freehold. Conwy County Borough Council. We are informed by the vendors that the Council Tax Band is Band G.

Viewing: Strictly by appointment through our Anthony Flint Office.

Services: Please note that none of the services, fittings, fixtures or appliances, heating/plumbing installations or electrical systems have been tested by the Estate Agent and no warranty is given to verify their working ability.

Proof of Identity: In order to comply with anti-money laundering regulations. Anthony Flint Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

General: If you need any advice relating to mortgages, surveys or solicitors then please ask a member of staff who will be happy to recommend a professional local company.



92+	A		
81-91	B		
69-80	C	69   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.