

**Bryan Davies
& Associates**

SELLING HOMES 7 DAYS A WEEK

4 MOSTYN STREET
LLANDUDNO
LL30 2PS

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RHOS ON SEA, COLWYN BAY
LL28 4PS

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AUCTIONEERS
●
ESTATE AGENTS

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Monte Rosa, West Parade, West Shore, Llandudno, LL30 2BB



£550,000

4 Reception - 6 Bedroom - 4 Bathroom

www.bdahomesales.co.uk

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A SUBSTANTIAL END TERRACED FOUR STOREY HOME SITUATED IN A PRIME POSITION ON THE WEST SHORE WITH VIEWS FROM THE FRONT ELEVATION TO THE VARDRE IN DEGANWY, THE SNOWDONIA RANGE, ESTUARY AND ANGLESEY.

- * SUBSTANTIAL 4 STOREY HOUSE
- * OWNERS ACCOMMODATION TO BASEMENT AND GROUND FLOOR
 - * 2 SELF CONTAINED HOLIDAY FLATS
- * SUPERB VIEWS TO THE VARDRE, CONWY MOUNTAINS, THE SEA AND ANGLESEY FROM THE FRONT ELEVATIONS
 - * 150 YARDS FROM THE WEST SHORE PROMENADE
 - * 200 YARDS TO LOCAL MINI MARKET
- * LESS THAN A MILE TO LLANDUDNO TOWN CENTRE
 - * UPVC DOUBLE GLAZING WHERE SPECIFIED
 - * GAS FIRED CENTRAL HEATING TO ALL FLOORS
 - * PARKING FOR TWO CARS AT THE REAR

The Accommodation Comprises:-

COVERED ENTRANCE

Glazed door with etched glass and side lights into:-

ENTRANCE PORCH

Decorative tiled floor, dado rail, coved ceiling, inner glazed and side lights into:-

ENTRANCE HALL

Electric meter cupboard, decorative tiled floor, radiator, (doorway understairs to lower ground floor), door to:-

OWNERS ACCOMMODATION

LOUNGE AREA

5.66m x 4.26m (18'7" x 14'0") Into UPVC double glazed bay window, wall mounted gas living flame fire, picture rail, coved ceiling, open views.

DINING KITCHEN

4.17m x 3.61m (13'8" x 11'10") Extensive range of fitted beech effect fronted base, wall and drawer units with round edged worktops, integrated fridge and freezer, space for cooker and plumbing for automatic washing machine, inset single drainer sink unit with mixer tap, cooker canopy, picture rail, wall tiling, coved ceiling, UPVC double glazed window, radiator, folding door from Dining Kitchen to :-



INNER HALL/UTILITY AREA

Wall mounted gas fired central heating and hot water boiler, wall tiling, down lighters, doorway to:-

3-PIECE SHOWER ROOM

White suite comprising shower stall with mains shower, recessed pedestal wash hand basin with down lighter over, W.C., built-in double wardrobe with mirror fronted sliding doors, hanging rail and shelving, wall tiling, recessed down lighters, UPVC double glazed window with extractor, double radiator, double doors to:-

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GROUND FLOOR BEDROOM 1

2.96m x 2.92m (9'9" x 9'7") Coved ceiling, double aspect UPVC double glazed windows, double radiator.

A pitched pine & mahogany staircase leads to:-

¾ LANDING

SELF CONTAINED HOLIDAY LET SUITE

Comprising:-

LOUNGE

5.77m x 3.58m (18'11" x 11'9") Into UPVC double glazed window with view, electric fire, picture rail, coved ceiling, sliding doors to bedroom, double radiator.



KITCHEN

4.24m x 3.62m (13'11" x 11'11") Fitted base, wall, drawer units, stainless steel sink unit with mixer tap and plumbing for automatic washing machine, coved ceiling, double radiator.



INNER HALL

BEDROOM 1

3.32m x 3.18m (10'11" x 10'5") Average, double radiator.



BEDROOM 2 (off Lounge)

3.97m x 2.49m (13'0" x 8'2") Coved ceiling, UPVC double glazed window with view, double radiator.

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3-PIECE SHOWER ROOM

Shower stall with electric shower, pedestal wash hand basin, W.C., wall mounted gas fired combination central heating and hot water boiler, wall tiling, UPVC double glazed window, double radiator.

A self contained door to the Second Holiday Flat from the FIRST FLOOR LANDING leads to:-

¾ LANDING

KITCHEN

3.50m x 3.27m (11'6" x 10'9") Fitted range of beech effect fronted base, wall and drawer units, single drainer sink unit, double radiator.



3-PIECE SHOWER ROOM

Shower stall with electric shower, pedestal wash hand basin, tiled splashback, low-flush W.C., wall mounted electric heater, double radiator.



BOILER ROOM

Wall mounted gas fired combination central heating and hot water boiler, UPVC double glazed window.

Second Floor Landing

Coloured leaded window, access to roof void, telephone point.



LOUNGE

4.57m x 3.57m (15'0" x 11'9") Electric fire, storage cupboard with shelving, UPVC double glazed window with view, double radiator.

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An enclosed staircase from the Entrance Hall leads to :-

LOWER GROUND FLOOR - OWNERS ACCOMMODATION

INNER HALL

With rear access door. Good sized storage area behind.

LOUNGE

5.51m x 4.02m (18'1" x 13'2") Into UPVC double glazed bay window, hearth with electric fire, double radiator.

L SHAPED BEDROOM 1

4.20m x 3.63m (13'9" x 11'11") Maximum, double radiator, UPVC double glazed window with view to the Great Orme.



BEDROOM 2

3.79m x 2.51m (12'5" x 8'3") Double radiator, UPVC double glazed window with feature coloured stained single glazed glass window over, views.

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KITCHEN

3.32m x 3.07m (10'11" x 10'1") Fitted range of modern base and wall units with round edged worktops, single drainer sink unit with mixer tap, plumbing for automatic washing machine, space for cooker or fridge, worktop, feature exposed beams to ceiling, rear access door, double radiator.



BEDROOM 1

3.37m x 3.32m (11'1" x 10'11") Average, double radiator, UPVC double glazed window.



3-PIECE BATHROOM

Corner shaped bath, pedestal wash hand basin, W.C., wall tiling, double radiator.



Outside

FRONT GARDEN

With seating area, flower beds, trees and shrubs.

SMALL REAR COURTYARD

With parking for 2 cars.

TENURE

Is FREEHOLD

ENERGY PERFORMANCE CERTIFICATES

Basement Flat - D

Ground Floor Flat - C

First Floor Flat - D

Top Floor Flat - D

DIRECTIONS:

From our Llandudno office proceed North up Mostyn Street to the roundabout with the Millennium clock turn left onto Gloddaeth Street follow this down to the mini-roundabout in West Shore through the roundabout and turn immediately right and the property can be viewed on your right hand side within 60 yards.
V6830 07/05/21 Rev 07/06/21

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.

Ref: 6894

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We will be pleased to arrange a viewing of this Home

01492 875125 or 01492 544551

e mail: llandudno@bdahomesales.co.uk

