

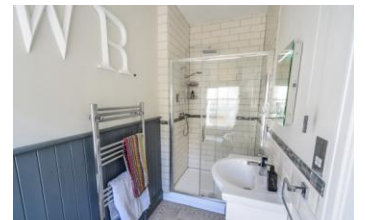
# Anthony Flint

property consultants



Ty Carthen, 12 Abbey Road,  
Llandudno, LL30 2EA

Asking Price Of  
£545,000



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## DESCRIPTION

Located in the heart of the popular Victorian seaside resort of Llandudno, Ty Carthen is within easy access to the town centre, Promenade, Pier, Great Orme and other amenities. This beautifully presented Grade II Listed family home, built around 1847 in the Regency style, enjoys many original character features and offers extensive and versatile accommodation over three levels. Set in lovely gardens to front and rear, with parking for four vehicles and detached garage, the accommodation affords entrance hall, drawing room, dining room, dining kitchen leading to the utility room, sitting room/office and conservatory. There is also the option of a ground floor bedroom / office and shower room. To the first floor, there are four double bedrooms with en-suite shower / bathrooms. To the second floor, there is a lounge, dining kitchenette, double bedroom and shower room, ideal for guest accommodation or dependent relative.

## ENTRANCE HALL

Entrance with feature glazed door and feature window above, decorative coved ceiling, dado rail, radiator, stairway to upper floors with understair storage cupboard, uPVC double glazed door leading out to rear courtyard area.

## DRAWING ROOM

16' 10 max into bay" x 13' 10 max" (5.13m x 4.22m) uPVC double glazed bay window to front elevation, decorative coved ceiling, dado rail, half wall feature wood panelling, radiator, television socket, original feature slate fireplace with built in Arrow multi fuel burner.

## DINING ROOM

14' 10 max into bay" x 14' 10 max into alcove" (4.52m x 4.52m) uPVC double glazed bay window to front elevation, decorative coved ceiling, ceiling rose, picture rail, radiator, oak wood flooring.

## DINING KITCHEN

14' 02" x 11' 03" (4.32m x 3.43m) uPVC double glazed window overlooking the utility/store room, fitted with a range of wall, base and drawer units with complimentary work surfaces over, inset stainless steel 1.5 bowl sink with pull down spray tap, space for range cooker with Stoves extractor fan over, tiled splash back, space for fridge freezer, feature recess with slate hearth and surround, plinth heater, built in Belling dish washer, wood effect laminate flooring.

## STORE/UTILITY ROOM

9' 01 approx to cupboard" x 4' 08 approx" (2.77m x 1.42m) Continuation of wood effect laminate flooring, built in store cupboard, access to additional store cupboard housing the wall mounted Vaillant central heating boiler which services the ground and first floors, space and plumbing for washing machine.

## SITTING ROOM/OFFICE

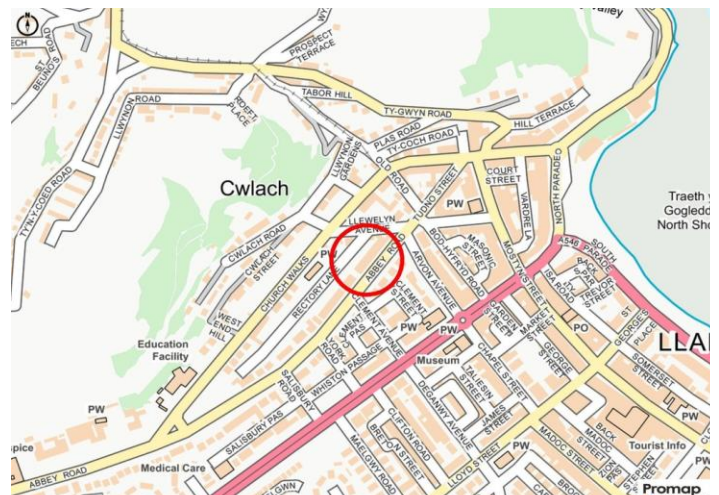
16' 06 approx" x 8' 02" (5.03m x 2.49m) uPVC double glazed door leading out to courtyard seating area, radiator, television socket, two doorways leading to:

## CONSERVATORY

16' 06" x 8' 02" (5.03m x 2.49m) uPVC double glazed, two wall light points, limed wood effect flooring, radiator, sliding doors out to rear garden.

## STORE AND GROUND FLOOR SHOWER ROOM

7' 01" x 5' 8" (2.16m x 1.73m) uPVC frosted window to rear elevation, three piece suite comprising corner shower with Grohe shower fitment with curved sliding doors, vanity wash hand basin with feature mixer tap, concealed cistern w.c. all within a modern style vanity unit, part tiled walls, inset spot lighting, chrome ladder style heated towel rail, illuminated mirrored cabinet with shaver point, porcelain tiled flooring.







**GROUND FLOOR BEDROOM/OFFICE**

10' 11" x 10' 01" (3.33m x 3.07m) Sash window to rear elevation with feature stripped wood shutters, original slate fireplace, dado rail, radiator.

**TURNED STAIRWAY TO FIRST FLOOR**

Continuation of dado rail, radiator, wall light point, original feature mirror.

**BEDROOM ONE**

18' 09" max narrowing to 11' 10" x 11' 03" (5.72m x 3.43m) Two sash windows to front elevation, exposed beam ceiling painted white, picture rail, radiator, television socket.

**EN SUITE SHOWER ROOM**

6' 10" x 5' 11" (2.08m x 1.8m) Three piece suite in white comprising fully tiled corner shower cubicle with dual head shower fitment and curved sliding doors, fully tiled shower with mosaic tile border, vanity wash hand basin with mixer and units below, low flush w.c., part panelled walls, exposed beams in white, chrome ladder style heated towel rail, shaver point, tiled effect Kardean flooring.







#### BEDROOM FOUR

10' 10 max" x 10' 02" (3.3m x 3.1m) Sash window to rear elevation with views towards Gt Orme, exposed beams painted white, picture rail, radiator, television socket, two wall light points, original slate fireplace.

#### EN SUITE BATHROOM

10' 01" x 4' 05" (3.07m x 1.35m) Frosted sash window to rear elevation, three piece suite comprising of panelled bath with shower taps and folding shower screen, pedestal wash hand basin and low flush w.c., part tiled walls, radiator, shaver light point, linoleum flooring.

#### BEDROOM THREE

12' 05" x 10' 04" (3.78m x 3.15m) Sash window to rear elevation with views of the Gt Orme, picture rail, radiator, television socket, original slate fireplace, recess with shelving and hanging space, two wall light points.

#### EN SUITE SHOWER

11' x 4' 04" (3.35m x 1.32m) Frosted sash window to rear elevation, three piece suite in white comprising fully tiled shower cubicle with mosaic tiled border with dual head shower fitment, sliding door, vanity wash hand basin with mixer tap and unit below, low flush w.c., part wood panelled walls, chrome ladder style heated towel rail, tiled effect Karndean flooring, extractor fan, shaver point.

#### BEDROOM TWO

13' 09 max" x 13' 04" (4.19m x 4.06m) Sash window to front elevation, coved ceiling, picture rail, television socket, radiator.

#### EN SUITE SHOWER

5' 10" x 5' 02 max" (1.78m x 1.57m) Fully tiled with corner shower with Grohe dual head shower fitment and curved sliding doors, vanity wash hand basin with feature mixer tap with units below and concealed cistern w.c., tiled effect flooring, chrome ladder style heated towel rail, inset spot lights, extractor fan, illuminated mirrored cabinet with shaver point.

#### STAIRWAY TO SECOND FLOOR

Turned staircase with roof window, wall mounted electric heater, store cupboard, access to cupboard providing access to under eaves.

#### LOUNGE

11' 05" x 11' 05" (3.48m x 3.48m) Limited headroom. Sash window to front elevation with views towards Nant y Gamar and Little Orme in the distance, exposed beams, television socket, wall mounted electric radiator.

#### DINING KITCHENETTE

10' 03" x 8' 03 up to units" (3.12m x 2.51m) Sash window to rear elevation with views of Gt Orme, wood effect laminate flooring, built in base units to one wall with complimentary work surfaces over, stainless steel sink unit with mixer tap, space for fridge freezer, television socket.











#### SHOWER ROOM

8' 06" max to joist" x 6' 03" (2.59m x 1.91m) Three piece suite in white comprising shower with dual head shower fitment and curved sliding doors, vanity wash hand basin with feature mixer tap, concealed cistern w.c., all within matching vanity units with complimentary surface over, full tiled walls, inset spot lighting, exposed beams, chrome ladder style heated towel rail, illuminated mirrored cabinet with shaver point, tiled effect flooring.

#### BEDROOM

13' 06" x 11' 09" max to robes excl window recess" (4.11m x 3.58m) Window to rear elevation with views of the Gt Orme, to one wall are built in wardrobes with sliding doors, one of which is mirrored, with hanging space and shelving, wall mounted electric heater, inset spot lighting, exposed beams.

#### EXTERNALLY

Front - single wrought iron gate with bonded resin decorative pathway leading to front garden area, laid to cottage style garden with variety of well established trees, shrubs and small lawned area, outdoor electric socket, outside tap. Rear - enclosed walled courtyard with bonded resin seating area and raised sleeper bed, bonded resin pathway around to conservatory, circular steps up to tiered garden area, additional





steps to small garden store, further steps up to paved pathway with raised sleeper beds with established plants and shrubs, further paved seating area, additional steps leading to timber gate to parking area with parking for four vehicles and garage, two outdoor electric sockets, outside tap, three main electric remote control outdoor lights, two PIR lights in courtyard.

#### DOUBLE GARAGE

Up and over door, power and light, two windows to side, uPVC double glazed window and a single glazed window to rear of garage.

#### LEASE INFORMATION

We are informed by the vendors that the property is Leasehold - 1953 years remaining. The Ground Rent is £9 per annum.

RB/DJ May 2021





# 12 Abbey Road, Llandudno



**Approx. Gross Internal Floor Area 2875 sq. ft / 267.08 sq. m**

Not to Scale. For illustration purposes only.

Produced by Elements Property



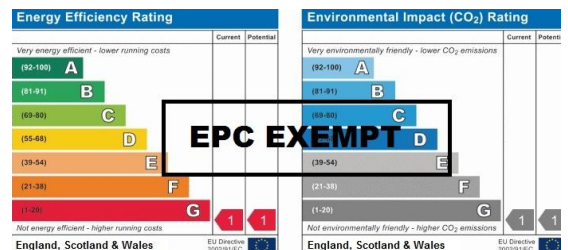
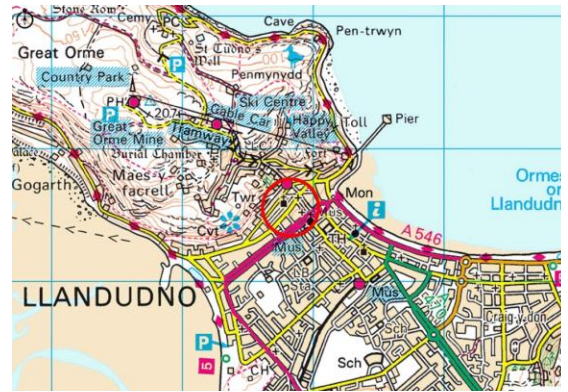
**Tenure and Council Tax:** Tenure - We are informed by the vendors that the property is Leasehold. We are informed by the vendors that the Council Tax Band is Band E.

**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.



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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 are 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.