



103 Bryniau Road,  
West Shore,  
Llandudno, LL30 2DZ

Asking Price  
£250,000







# Anthony Flint

103 BRYNIAU ROAD, LLANDUDNO

## A SPACIOUS & VERSATILE SEMI-DETACHED HOUSE CLOSE TO THE BEACH & OPPOSITE THE GOLF COURSE

Looking for a family home, or perhaps your an investor looking for the next rental property to add to your portfolio. Well, look no further, this property could be either.

The property is currently laid out as two, one-bedroom flats.

Both flats are self-contained and have their own kitchen, bathroom/shower room, living room and bedroom.

While the first floor flat also has an attic room (on the second floor) which could be used as a home office or hobbies room

However, the beauty of this property is it could also be a lovely, spacious family home should you choose to open it all up.

All the rooms are a fantastically large size, it allows versatility in your layout. You could even convert the extra kitchen on the first floor to a study, or smaller bedroom should you so desire. The possibilities are endless.

The rear garden holds the same potential, boasting a garden, patio and small decking area while also housing a pond and a shed. It is a fantastic space which would be ideal for entertaining guests, or running around with the kids and/or dog(s).

Location wise, the property is in a fantastic spot. You are within walking distance from the picturesque West Shore Beach and just a 'chip' across the road from the North Wales Golf Course, for those keen golfers.

The Llandudno town centre is easily accessible, providing a host of local amenities including cafes, shopping precincts and grocery stores. It's only a short trip to Deganwy and Conwy, ideal for local days out. If you are looking to travel further afield the A55 is just a short drive away. There are also a variety of public transport links close by including a bus route literally just by your front door.

## ACCOMMODATION

Ground floor: Entrance hallway, Kitchen, two Reception Rooms (or one bedroom, one living room) and Shower Room.

First floor: Kitchen, two Bedrooms (or one bedroom, one living room) and Bathroom.

Second floor: Attic room ideal for Home Office or a Hobbies Room

Externally: Small courtyard area to the front of the property. Garden and patio area to the rear with shed and pond.

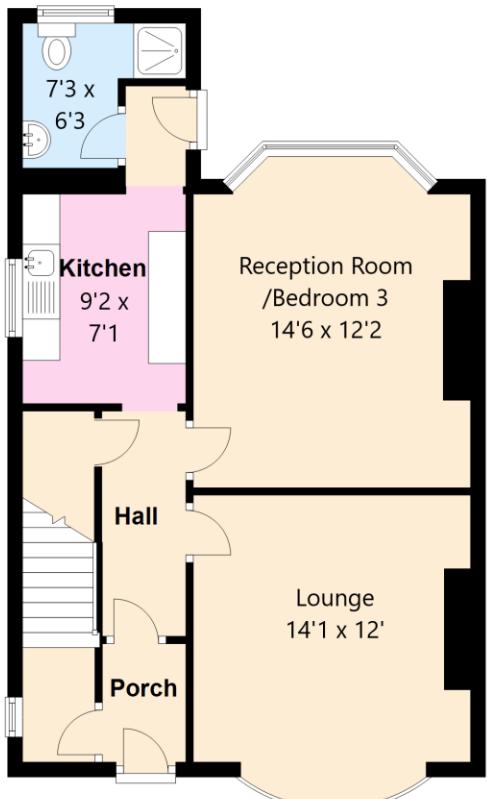
Land Registry Title No. WA611594.

FREEHOLD - COUNCIL TAX BAND -B for each flat separately - EPC - E



### Ground Floor

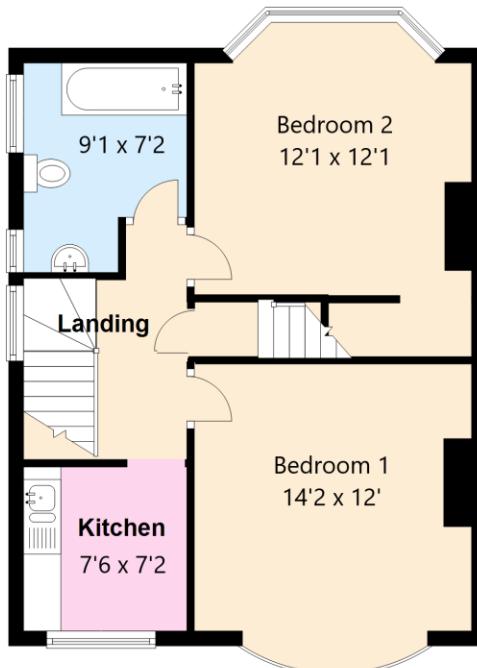
Approx. 51.6 sq. metres (555.0 sq. feet)



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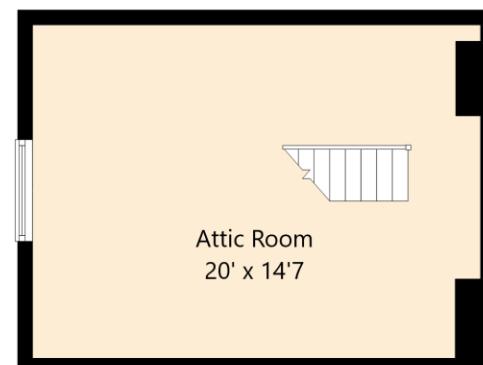
### First Floor

Approx. 46.6 sq. metres (501.2 sq. feet)



### Second Floor

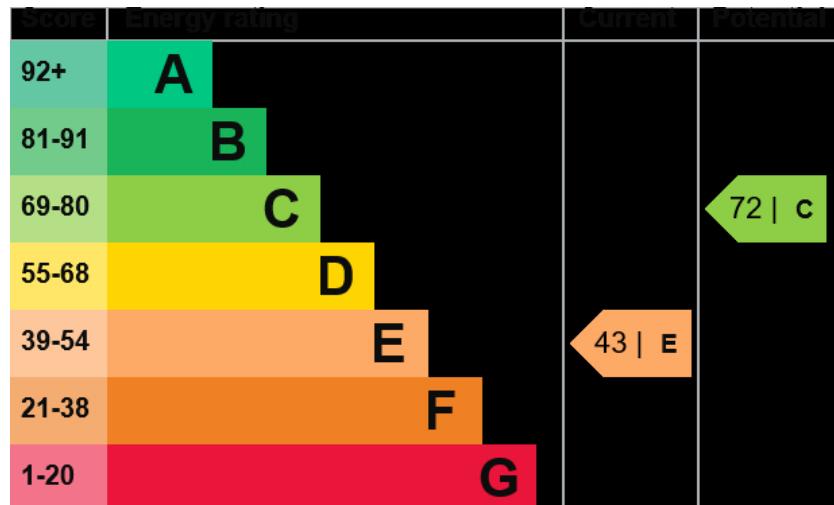
Approx. 26.9 sq. metres (289.1 sq. feet)



For illustration purposes only. Not to Scale.

*Anthony Flint*

Total area: approx. 125.0 sq. metres (1345.3 sq. feet)



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

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 and Funds: 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. **PROOF OF FUNDS:** a copy of a mortgage offer or bank statement providing evidence of funding is required before we can advise Solicitors of a purchase.

# Anthony Flint

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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.