

**Bryan Davies
+ Associates**

SELLING HOMES 7 DAYS A WEEK

4 MOSTYN STREET
LLANDUDNO
LL30 2PS

(01492) 875125

47 PENRHYN AVENUE
RHOS ON SEA, COLWYN BAY
LL28 4PS

(01492) 544551

AUCTIONEERS
●
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

email: rhos@bdahomesales.co.uk

Please contact Llandudno Office



No onward chain £650,000

Heddwyn, Bryn Y Bia Road, Craigside, Llandudno, LL30 3AS

An Outstanding Family-Size Detached Residence with approximately 2900 sq. ft of accommodation with many quality features and full of character situated on this Prestigious Road in Craigside Area of Llandudno with distance views to Bodafon Fields, Hillside and The Great Orme from the rear elevation. Within approximately two miles of Llandudno. The accommodation, which is very well proportioned, briefly comprises:- oak front door to porch; reception hall; modern two-piece cloakroom; lounge with inglenook and "Minster" style fireplace; double opening doors from the reception hall and lounge to dining room & study; modern kitchen with black and white gloss fronted base, wall and drawer units, built-in gas "Aga", Neff oven and microwave, dishwasher and archway to a breakfast area with matching units and breakfast bar; leading through door to utility area with plumbing for a washing machine and access to a family room/recreation room (originally the garage); first floor landing; principal bedroom with walk-in closet and en-suite shower room with multi-function shower; second bedroom which is a double size, has an en-suite three-piece shower room and a walk-in closet. third bedroom with built-in wardrobes; fourth bedroom with built-in wardrobes; The Property features Gas Fired Central Heating, UPVC Double Glazed Windows. Outside - landscaped front garden and brick paved driveway for off road parking for several cars, magnificently landscaped rear garden with lawns, terraces, decking, flowerbeds, mature shrubs, trees, rockeries, large fish pond and second pond with water fall. Views over Bodafon Fields to the Hills beyond, in the distance the Isle of Anglesey.

PART EXCHANGE CONSIDERED

www.bdahomesales.co.uk

Heddwyn, Bryn Y Bia Road, Craigside, Llandudno, LL30 3AS

THIS MAGNIFICENT HOME HAS TO BE SEEN TO BE APPRECIATED AND ENJOYED

The Accommodation Comprises:-

FEATURE OAK FRONT DOOR WITH BULLS EYE LIGHT to:-

PORCH

Quarry tiled floor, inner glazed door to:-

RECEPTION HALL

With under stairs storage cloaks cupboard, UPVC double glazed window, Karndean floor, coved ceiling, double radiator.



MODERN TILED TWO-PIECE CLOAKROOM

Wash hand basin with mixer tap, mirror and light over, WC., extractor fan, Karndean floor, ladder style towel rail.

DOUBLE ASPECT LOUNGE

8.15m x 5.05m (26'9" x 16'7") Maximum overall, into UPVC double glazed bay window/seating area, Inglenook with "Minster" style fireplace with open fire, gas point for a gas fire, feature stained coloured leaded UPVC double glazed windows to recess with lighting, tv point, deep coved ceiling, recessed down lighters, UPVC double glazed windows, double and 2 single radiators, bay with radiator and UPVC double glazed sliding door to the garden, double opening casement doors to:-



DINING ROOM

3.88m x 3.31m (12'9" x 10'10") Built-in double unit with double glass cabinet above with display shelves and lighting, built-in wine rack to chimney breast with double opening glass doors, doorway with serving hatch to Kitchen, coved ceiling, recessed down lighters, UPVC double glazed windows, radiator, double opening doors to Reception Hall.



Heddwyn, Bryn Y Bia Road, Craigside, Llandudno, LL30 3AS

STUDY

3.75m x 2.27m (12'4" x 7'5") With fitted desk, drawers and wall cabinets, coved ceiling, UPVC double glazed window, radiator.

KITCHEN

4.32m x 3.30m (14'2" x 10'10") Fitted range of black and white gloss fronted bases, wall, drawer and glass fronted units with round edged "Corian" worktops with integrated 1½ bowl sink unit and mixer tap, under unit lighting and feature display lighting to kick boards, integrated appliances include "Neff" electric oven, "Neff" microwave, larder fridge and "Neff" dishwasher, exposed brick chimney breast with recess and "Aga" with double plates and twin ovens, wall tiling, "Karndean" floor to Kitchen doorway to Dining Room, recessed down lights, UPVC double glazed windows, arch through to:-



BREAKFAST ROOM

3.28m x 2.40m (10'9" x 7'10") With matching "Corian" table and worktops and gloss fronted wall and drawer units with under unit lighting, wall tiling, tv point, recessed down lighters, "Karndean" floor, double radiator, UPVC double glazed sliding patio doors to garden.



REAR PORCH

With wall tiling and Karndean floor.

UTILITY ROOM

With plumbing for automatic washing machine and space for drier over, UPVC double glazed window, doorway through to:-

HOBBIES/RECREATION ROOM (ORIGINALLY THE GARAGE)

5.10m x 4.83m (16'9" x 15'10") With 2 double fitted storage robes and top cupboards, book shelving, double radiator.

Heddwyn, Bryn Y Bia Road, Craigside, Llandudno, LL30 3AS



A door from the rear porch area leads to a:-

WORKSHOP

7.56m x 2.68m (24'10" x 8'10") With door to the side and UPVC double glazed door to the rear garden, base units with round edged worktops and twin Belfast sinks, water tap.

An easy rising staircase from the reception Hall with oak banister leads to:-

First Floor Landing

2 UPVC double glazed windows with deep coved ceiling, 2 wall light points, radiator.



PRINCIPAL BEDROOM

5.91m x 4.21m (19'5" x 13'10") Including walk-in closet, further built-in wardrobes, dressing table, bedside cabinet, drawers and TV shelf, 2 wall light points, coved ceiling, UPVC double glazed window, double radiator, views.



WALK-IN CLOSET

With hanging rails, shelves and cylinder tank.

TILED EN-SUITE FOUR-PIECE SHOWER ROOM

4.18m x 1.89m (13'9" x 6'2") Large walk-in shower with multi-function power shower, twin wash basins, wc., shaver point, coved ceiling with recessed down lighters, tiled floor, ladder style towel rail, 2 UPVC double glazed windows.



Heddwyn, Bryn Y Bia Road, Craigside, Llandudno, LL30 3AS

BEDROOM 2

4.00m x 3.15m (13'1" x 10'4") UPVC double glazed window, double radiator, view to Llandudno Bay and the Great Orme.



EN-SUITE THREE-PIECE SHOWER ROOM

In white, wall tiling, medicine cabinet, double radiator, ladder style towel warmer, extractor fan, UPVC double glazed window with views, second cylinder tank.



WALK-IN CLOSET

With hanging rails, shelves and drawers, velux double glazed skylight windows, double radiator.

BEDROOM 3

4.39m x 3.97m (14'5" x 13'0") Including built-in wardrobes, top cupboards, drawer and bedside cabinets, covered ceiling with indirect lighting over bed, radiator, UPVC double glazed window with views.



BEDROOM 4

3.96m x 3.77m (13'0" x 12'4") Including built-in wardrobes, drawers and dressing table, UPVC double glazed window with views, radiator.

Heddwyn, Bryn Y Bia Road, Craigside, Llandudno, LL30 3AS



TILED FAMILY TWO-PIECE BATHROOM

Shaped corner bath with shower attachment and shower over, pedestal wash hand basin, shaver point, recessed down lighters, UPVC double glazed window, radiator.

TILED SEPARATE WC

UPVC double glazed window.

Outside

GARDENS

Landscaped front garden and brick paved driveway for off road parking for several cars, magnificent landscaped rear garden with lawns, terraces, decking, flowerbeds, mature shrubs, trees, rockeries, large fish pond and second pond with water fall and views over the Bodafon Fields and to the Hills beyond.



DIRECTIONS:

From our Llandudno Office proceed onto the Promenade turn right heading towards Penrhyn Bay, after Bodafon Fields take the third turning on your right onto Bryn Y Bia Road and follow the road around for approximately 300 yards and the property is on your right hand side. 16/12/16

LLANDUDNO OFFICE OPENING HOURS

Monday to Friday: 8.30 a.m to 5.30 p.m.
 Saturday: 8.30 a.m to 4.00 p.m.
 Sunday: 1.00 p.m. To 3.00 p.m.

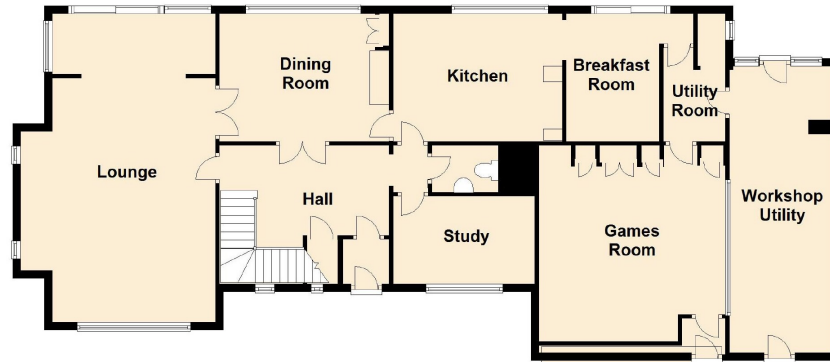
Ref: 4154

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		47	68			43	65

Heddwyn, Bryn Y Bia Road, Craigside, Llandudno, LL30 3AS

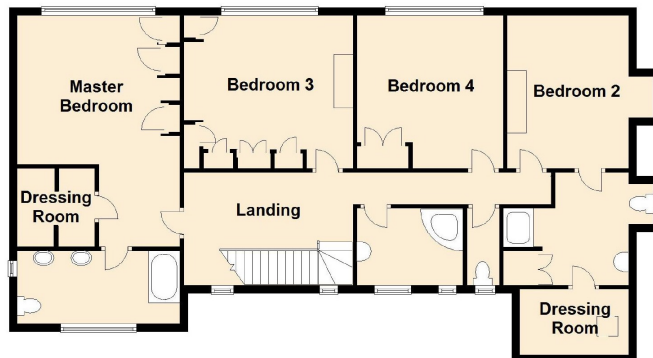
Ground Floor

Approx. 153.3 sq. metres (1650.5 sq. feet)



First Floor

Approx. 116.7 sq. metres (1256.5 sq. feet)



We will be pleased to arrange a viewing of this Home

01492 875125 or 01492 544551

e mail: llandudno@bdahomesales.co.uk

