

**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

32 Vicarage Avenue, Llandudno, LL30 1PS



£315,000

4 Reception - 3 Bedroom - 2 Bathroom

www.bdahomesales.co.uk

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THIS IS AN EXCEPTIONAL SPACIOUS THREE STOREY MODERN (c1987) DETACHED FAMILY RESIDENCE situated in an elevated position with views over Llandudno to the Great Orme, North and West Shore from the rear elevation and within 1 mile of Llandudno Town Centre. The accommodation briefly comprises:- porch; hall; door to good sized cloaks area and 2-piece cloakroom (originally part of the garage); lounge; double opening doors to dining room; sliding patio door to balcony with views; kitchen/breakfast room with a range of modern units and built-in appliances; first floor landing; large double aspect principal bedroom with modern en-suite 3-piece shower room; 2 further good sized double bedrooms and a modern 4-piece bathroom including large shower stall; a staircase from the hall leads down to garden level with games room and a separate study/occasional double sized 4th bedroom; rear porch to the garden; access from the games room to a wonderful under house storage area. The property features gas fired central heating, upvc double glazed windows and security alarm. Outside - front garden with lawn and brick paved drive for off road parking leads to a small garage with automatic roller door. Rear garden with lawn, flowerbeds, shrubs and patio area.

ACCORDING TO THE FLOOR PLAN THERE IS OVER 2,500 SQ. FT OF ACCOMMODATION INCLUDING THE GARAGE AND UNDERFLOOR STORAGE THEREFORE INTERNAL INSPECTION OF THIS PROPERTY IS HIGHLY RECOMMENDED.

The accommodation comprises:-

CANOPY TO FRONT

CANOPIED ENTRANCE

UPVC DOUBLE GLAZED COLOURED LEADED FRONT DOOR

And sidelight to:-

INNER HALL

Coving, double radiator, access to good sized cloaks area. (Originally part of the garage).

2-PIECE CLOAKROOM

(originally part of the garage). Wash hand basin and tiled splashback, display shelf, closed couple w.c., extractor, integral door to garage from the cloaks area.

LOUNGE

5.52m x 3.90m (18'1" x 12'10") Inset electric pebble effect fire to chimney breast, t.v point, coving, upvc double glazed window, double radiator, views, double opening glazed doors to:-

DOUBLE ASPECT DINING ROOM

4.03m x 3.91m (13'3" x 12'10") Coving, double radiator, side aspect upvc double glazed window with views, upvc double glazed sliding patio door to:-

DECKED BALCONY

Seating area with reinforced glass, open panoramic views.



KITCHEN/BREAKFAST ROOM

5.01m x 3.00m (16'5" x 9'10") Fitted range of Beech effect fronted base, wall, drawer and glass fronted display units with display lighting and under unit lighting, matching display shelving, round edge worktops incorporating 1½ bowl "Franke" sink unit with mixer taps, integral double electric "Neff" oven and 4 ring ceramic hob with cooker hood over, plumbing for a dish washer and integrated fridge/freezer, wall tiling, coving, spotlights, 2 upvc double glazed windows with open views, double radiator.



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A staircase from the inner hall leads to:-

First Floor Landing

Upvc double glazed window, coving, access to roof space, built-in double linen cupboard with slatted shelving, double radiator.



DOUBLE ASPECT BEDROOM 1

5.53m x 3.90m (18'2" x 12'10") Coving, double radiator, upvc double glazed window with views.



EN-SUITE 3-PIECE SHOWER ROOM

Comprising large corner shower stall with double opening doors and "Mira Sport" electric shower, pedestal wash hand basin and mixer tap, close coupled w.c, laminated feature display shelving, shaver point, coving, recessed down lighters to ceiling ladder style towel rail, upvc double glazed window, vinyl flooring.



BEDROOM 2

4.05m x 3.92m (13'3" x 12'10") Coving, upvc double glazed window with panoramic open views, radiator.



BEDROOM 3

5.02m x 3.04m (16'6" x 10'0") Coving, upvc double glazed window with panoramic open views, radiator.

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4-PIECE BATHROOM

Suite comprising large shower stall with "Mira Sport" electric shower, panel bath and mixer tap, vanity wash hand basin with display shelving and cabinets, close coupled w.c, mirror, ladder style towel rail, wall tiling, plastic cladding/panelling to ceiling with recessed down lighters, upvc double glazed window.



A staircase from the hall leads down to:-

LOWER GROUND LEVEL

HALLWAY

Coving, radiator.

GAMES ROOM

4.06m x 3.93m (13'4" x 12'11") Upvc double glazed window, double radiator, glazed door and sidelight with access door to:-



REAR PORCH/SEATING AREA

With coving, double aspect upvc double glazed windows and upvc double glazed opening door to rear garden, wood effect flooring.

STUDY/OCCASIONAL 4th BEDROOM

4.95m x 3.04m (16'3" x 10'0") With coving, 2 upvc double glazed windows overlooking the rear garden, double radiator.



UNDER HOUSE STORAGE

5.57m x 3.97m (18'3" x 13'0") (accessed via Games Room). With light and power, access to further storage,



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Outside

FRONT GARDEN

Shaped lawn with shrubs and trees and block paved driveway with off road parking leads to:-

GARAGE

4.50m x 2.94m (14'9" x 9'8") (Plus cloakroom). With roller automatic door, wall mounted "British Gas" combination central heating and hot water boiler, plumbing for washing machine and space for dryer, round edge worktops, upvc double glazed window, shelving, integral doors to hall.

REAR GARDEN

With shaped lawn, pavings, decorative chipping, mature shrubs, trees, paved patio/seating area, trellis, seating areas, views.



Tenure:-

FREEHOLD

COUNCIL TAX BAND

Is 'G' obtained from www.conwy.gov.uk

DIRECTIONS:

From our Llandudno Office proceed around the Castle Hotel keeping in the right hand lane, around the Parc Llandudno and filing into the left hand lane to the traffic lights turning left passed the Fire Station, through the roundabout at the Links Hotel onto the dual carriageway at the top of this road at the next roundabout head back towards Llandudno and taking the first left onto Vicarage Avenue follow the road up and the property is on the right hand side within 250 yards. Ref: V4205 31/01/17

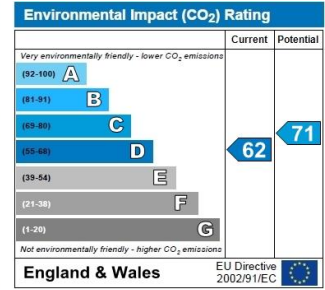
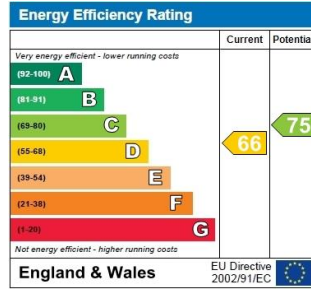
LLANDUDNO OFFICE OPENING HOURS

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.

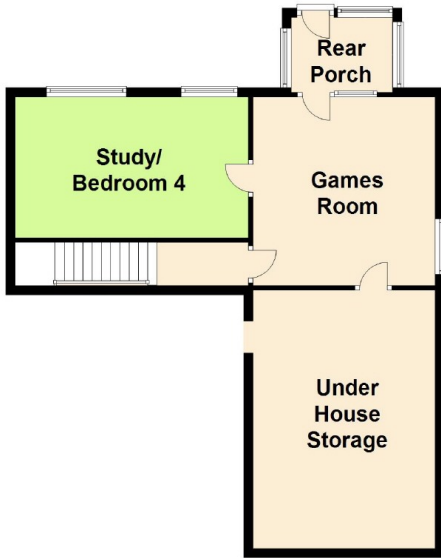
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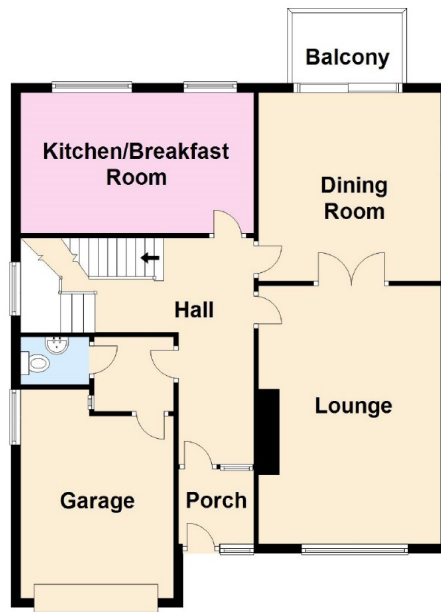
Lowest Ground Floor

Approx. 63.0 sq. metres (678.2 sq. feet)



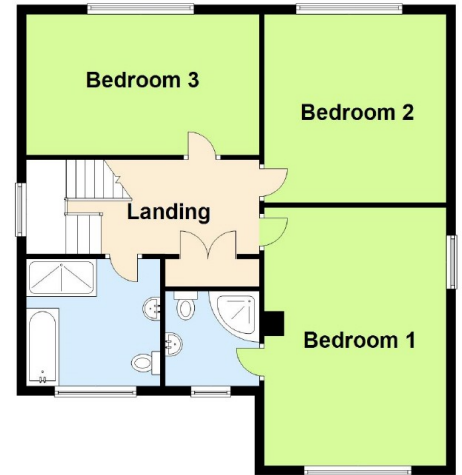
Ground Floor

Approx. 92.2 sq. metres (992.5 sq. feet)



First Floor

Approx. 79.5 sq. metres (856.2 sq. feet)



We will be pleased to arrange a viewing of this Home

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