

**Bryan Davies  
+ Associates**

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**AUCTIONEERS  
●  
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## 1 Kennington Court, Lloyd Street, Llandudno, Conwy, LL30 2YP



**£350,000**



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THIS BEAUTIFUL MODERN CIRCA 2010 END TERRACE 3 STOREY MEWS STYLE HOME IMMACULATELY PRESENTED THROUGHOUT IS SITUATED WITHIN 200 YARDS OF THE OVAL AND 1/3 OF A MILE FROM THE TOWN CENTRE AND PROMENADE.

The accommodation briefly comprises: covered entrance; hall; ground floor bedroom with en-suite 3 piece shower room; ground floor utility room with plumbing for an automatic washing machine and internal access to the single car garage; first floor landing with 2 piece cloakroom; principal bedroom with built in wardrobes and en-suite 3 piece shower room; 2nd bedroom with built in wardrobes and en-suite 3 piece bathroom with over bath shower; top floor living accommodation with lounge and Juliet balcony; double opening doors to the kitchen/dining room with range of built in appliances and Juliet balcony with views to The Great Orme. The property features gas fired central heating from a combination boiler and upvc double glazed windows. Outside small easily maintained front garden with patio area shrubs and a palm tree. Access from the rear leads to a single car garage and extra parking for several cars.

INTERNAL INSPECTION OF THIS BEAUTIFUL PROPERTY IS HIGHLY RECOMMENDED

#### The accommodation comprises:-

Covered porch leading to upvc double glazed front door and side glazed panel.

#### HALLWAY

Under stairs storage cupboard, radiator, integral door to garage.

#### BEDROOM 3 GROUND FLOOR 10'4" x 9'2" (3.16m x 2.8m)



Upvc double glazed french door onto front garden, radiator.

#### FULLY TILED EN-SUITE



Walk in shower cubicle with mains shower, vanity unit with w.c. and wash hand basin and mirror with lighting, chrome towel rail.

#### UTILITY ROOM



Sink unit and worktop area, space for washing machine and dryer, radiator. Upvc double glazed door to rear of property, large storage cupboard housing 'Worcester' gas fired central heating boiler.

Stairs from the hallway lead to:

#### FIRST FLOOR LANDING

Radiator.

#### SEPARATE FULLY TILED CLOAKROOM



Vanity wash hand basin and W.C., chrome heated towel rail, inset downlighters and mirror with lighting.

**PRINCIPAL BEDROOM 14'4" x 10'5" not including wardrobes (4.39m x 3.18m not including wardrobes)**



Built in wardrobes, radiator, view towards Conwy mountains.

**BEDROOM 2 12'11" x 10'4" not including wardrobes (3.94m x 3.15m not including wardrobes)**



Built in wardrobes, radiator, upvc French door to Juliet balcony.



**FULLY TILED EN-SUITE SHOWER ROOM**



Large walk in mains shower, vanity unit with wash hand basin and W.C., mirrored storage with lighting, chrome heated towel rail.

**FULLY TILED EN SUITE BATHROOM**



Modern bath with central mixer tap with mains shower and screen over, vanity unit with W.C. and wash hand basin, mirrored storage with lighting, chrome heated towel rail.

Stairs lead to:

**SMALL SECOND FLOOR LANDING AREA**  
With loft hatch access.



LOUNGE 18'6" x 17'2" max (5.66m x 5.25m max)



VIEW FROM KITCHEN



Upvc double glazed door and Juliet balcony to front of property with views towards Conwy Mountains. 2 radiators, vaulted ceiling and window, 2 wall light points, glazed timber doors to kitchen/diner.

KITCHEN 13'10" x 8'5" (4.23m x 2.59m)



Range of cream wall, base and drawer units and composite worktops. Integral 5 ring gas hob and chimney style extractor fan. Unit housing double electric oven fridge/ freezer, integral dishwasher, 1½ bowl stainless steel bowl sink and drainer with mixer tap, downlighters.



DINING AREA 12'7" x 8'6" (3.86m x 2.61m )



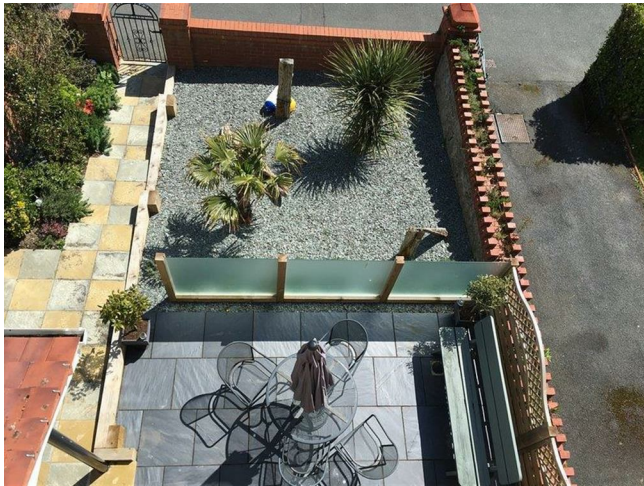
COUNCIL TAX BAND

To be re-assessed.

Upvc double glazed French doors with Juliet balcony, radiator, 2 wall light points.

#### OUTSIDE

#### FRONT GARDEN



With slate paved seating area, steps up to front door, beds with slate chippings, railway sleepers and established trees and shrubs. Brick wall boundary. Glass and timber balustrade partitions.

Pathway to rear of property.

SINGLE CAR GARAGE 17'3" x 10'2" (5.28m x 3.11m)

Up and over door, power light and water.

#### DRIVEWAY PARKING

for 3-4 cars

#### TENURE

The property is held on a LEASEHOLD tenure over a 199 year term from 30/07/2007. The lease expires on the 31st December 2206

#### SERVICE CHARGE

Building Insurance and the premium in June for 2024/25 was £501.01. Ground Rent is £235.00 per annum.

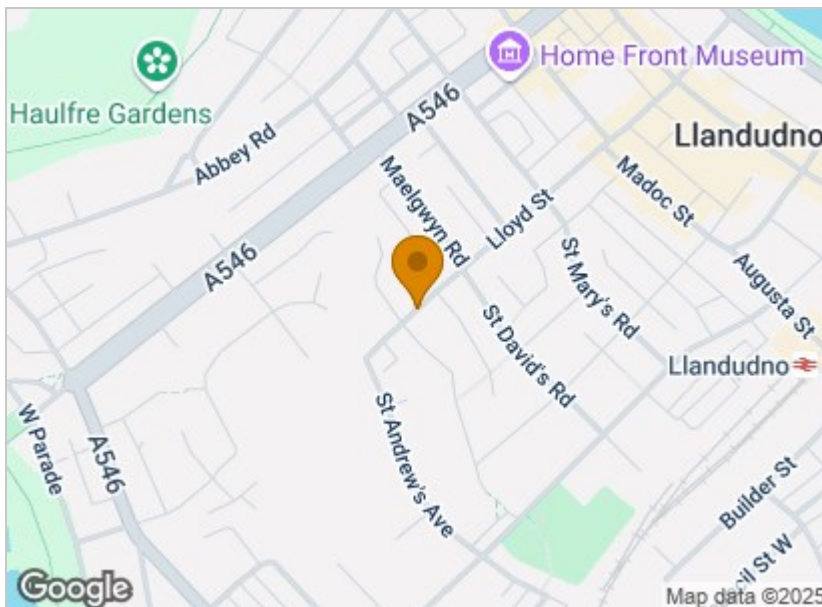
These charges should be confirmed by your legal advisor as can be subject to change.



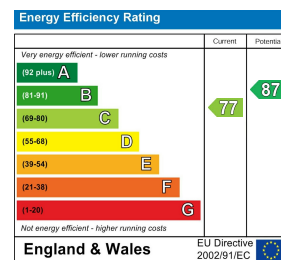


Total area: approx. 152.4 sq. metres (1640.5 sq. feet)

#### Area Map



#### Energy Efficiency Graph



#### Directions

From our Llandudno office proceed north on Mostyn Street turn left at HSBC Bank onto Lloyd Street, follow the road down almost to its end and the property is on the right hand side just before The Oval. Ref A565 26/09/24 REV 29/10/24

We will be pleased to arrange a viewing of this Home

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Llandudno Office Opening Hours - Monday to Friday: 8.30 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

