

**Bryan Davies
+ Associates**

4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125

AUCTIONEERS
●
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

9 Rhuddlan Avenue, Llandudno, Conwy, LL30 1LN



£219,950

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www.bdahomesales.co.uk

THIS THREE BEDROOM SEMI DETACHED FAMILY SIZED HOME IS SITUATED WITHIN ½ A MILE OF LLANDUDNO SHOPPING AMENITIES, ON THE LEVEL AND CLOSE TO A LOCAL CONVENIENCE SHOP.

The accommodation briefly comprises:- entrance hall; two piece cloakroom; lounge with bay window; L-shaped open plan kitchen/dining room with French doors leading to upvc double glazed conservatory/sunroom; first floor landing; three bedrooms and three piece bathroom with overbath shower. The property features gas fired central heating and upvc double glazed windows. Outside - front garden with driveway for off road parking; rear garden with shrubs, patio area (old pre-fab concrete garage in extremely poor condition).

The accommodation comprises:

Upvc double glazed front door to:

ENTRANCE HALL

Picture rail, dado rail, meter cupboard, laminate flooring, upvc double glazed window.

2-PIECE CLOAKROOM

Comprising low flush w.c., wash hand basin, wall tiling, laminate flooring, upvc double glazed window.

LOUNGE 11'6" x 10'9" (3.53m x 3.30m)



Into upvc double glazed bay window, two wall light points, fire surround with inset coal effect gas fire and tiled hearth, coving, dado rail, double radiator.



L-SHAPED OPEN PLAN KITCHEN/DINING ROOM



DINING AREA 11'0" x 9'7" (3.36m x 2.93m)

Built-in cupboard, double radiator, laminate flooring.

KITCHEN AREA 6'9" x 5'10" (2.08m x 1.8m)



With fitted base, wall and drawer units with round edged worktops incorporating inset single drainer sink unit and mixer tap, integrated electric oven and four ring gas hob with cooker hood over, space for American style fridge/freezer, plumbing for automatic washing machine, gas fired 'Alpha' combi central heating and hot water boiler, wall tiling, laminate flooring, upvc double glazed window.

Double opening French doors from the Dining Area into:

CONSERVATORY/SUN ROOM 14'0" x 8'8" (4.29m x 2.66m)





With tiled floor, double radiator, upvc double glazed windows, double opening upvc double glazed doors to rear garden.

FIRST FLOOR LANDING

Dado rail, upvc double glazed window.

BEDROOM 1 12'2" x 9'9" (3.71m x 2.98m)



Into upvc double glazed window, decorative fireplace, radiator.

BEDROOM 2 11'0" x 9'7" (3.37m x 2.94m)



Two built-in cupboards, radiator, upvc double glazed window to rear.

BEDROOM 3 7'0" x 6'2" (2.15m x 1.90m)



Radiator, upvc double glazed window.

TILED 3-PIECE BATHROOM



White suite comprising panel bath with electric shower over and side screen, vanity wash hand basin, low flush w.c., ladder style towel rail, tiled floor, panelled ceiling with recessed spotlights, upvc double glazed window.

OUTSIDE

FRONT GARDEN

With lawn and shrubs.

DRIVEWAY TO FRONT

Provides off street parking leading to:

PRE-FAB CONCRETE GARAGE

(in extremely poor condition).

REAR GARDEN



With paved patio area, lawn, apple tree, decked area.



TENURE

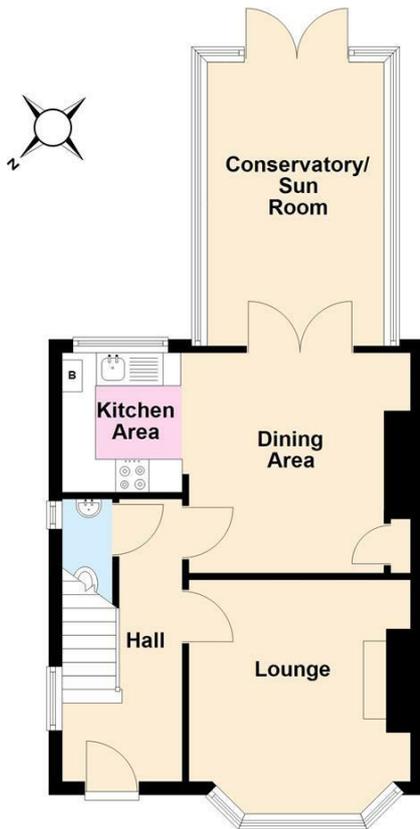
The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

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

Ground Floor

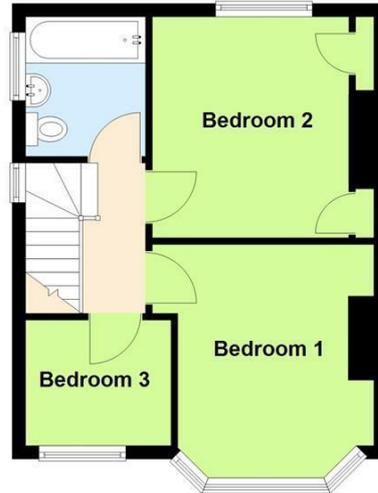
Approx. 46.6 sq. metres (501.4 sq. feet)



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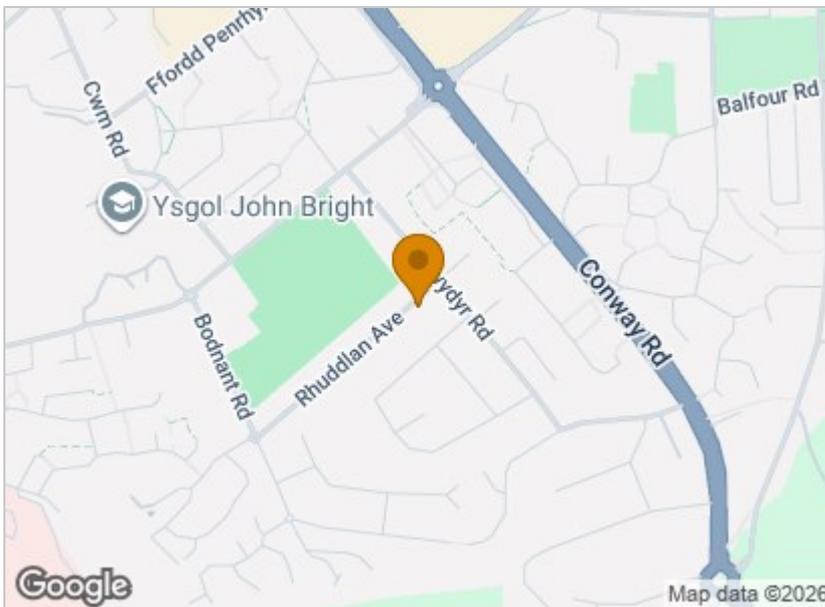
First Floor

Approx. 34.9 sq. metres (376.1 sq. feet)

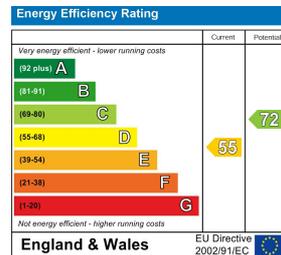


Total area: approx. 81.5 sq. metres (877.5 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed past the Premier Inn, Tudno Castle Hotel and keeping in the right hand lane around Parc Llandudno file left past the Fire Station and right at the roundabout onto Maesdu Road. Take the 2nd turning on your left into Gwydyr Road, 1st turning on the right into Rhuddlan Avenue and the property is on the left hand side within 50 yards. A754 30/07/25 Rev 02/10/25

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: llandudno@bdahomesales.co.uk

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

