

**Bryan Davies  
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AUCTIONEERS  
●  
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## Bwthyn Lwcus, 13 Cwlach Street, Llandudno, Conwy, LL30 2HR



No Onward Chain £225,000



[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)

Nestled on the lower slopes of the Great Orme within a designated conservation area on the road which was the original main street of old Llandudno, 'Bwthyn Lwcus' is a beautiful Grade II listed cottage built c1840. Enjoying an elevated position, the property has a lovely front terrace and an enclosed lower patio and lawn bordered by mature shrubs and bushes. The terrace offers superb views stretching across Llandudno town, the Great Orme, Deganwy, The Vardre, and even as far as the Snowdonia Range.

Internally, the well presented accommodation comprises: living/dining room with character features, well appointed fitted kitchen, two bedrooms and family bathroom. The property features gas fired central heating. Outside there is a pretty rear terrace rockery and two storage sheds, private off road parking conveniently located to the front.

The accommodation comprises:

Solid timber door leads into:

LIVING/DINING ROOM 11'10" x 11'5" (3.63m x 3.5m)



Featuring a stunning original stone fireplace with an inset gas fire, exposed timber beams, T.V. point, power points including USB, radiator, front facing window with views across Llandudno.



KITCHEN 11'1" x 5'1" (3.38m x 1.57m)



Base, wall and drawer units with complementary work tops incorporating inset stainless steel single drainer sink, built-in gas oven and grill with a gas hob above, integrated fridge/freezer, space and plumbing for washing machine, cupboard housing the gas fired central heating boiler, ceiling spotlights, power points including USB, radiator, stable door providing access to rear of the property.

A staircase from the lounge leads to:

FIRST FLOOR LANDING

**BEDROOM 1 12'4" x 9'10" (3.76m x 3.02m)**



Wardrobe recess area and storage cupboard, T.V. point, power points including USB, radiator, window seat enjoying views across Llandudno.



**BEDROOM 2 8'5" x 6'9" (2.57m x 2.08m)**



Power points including USB, radiator.

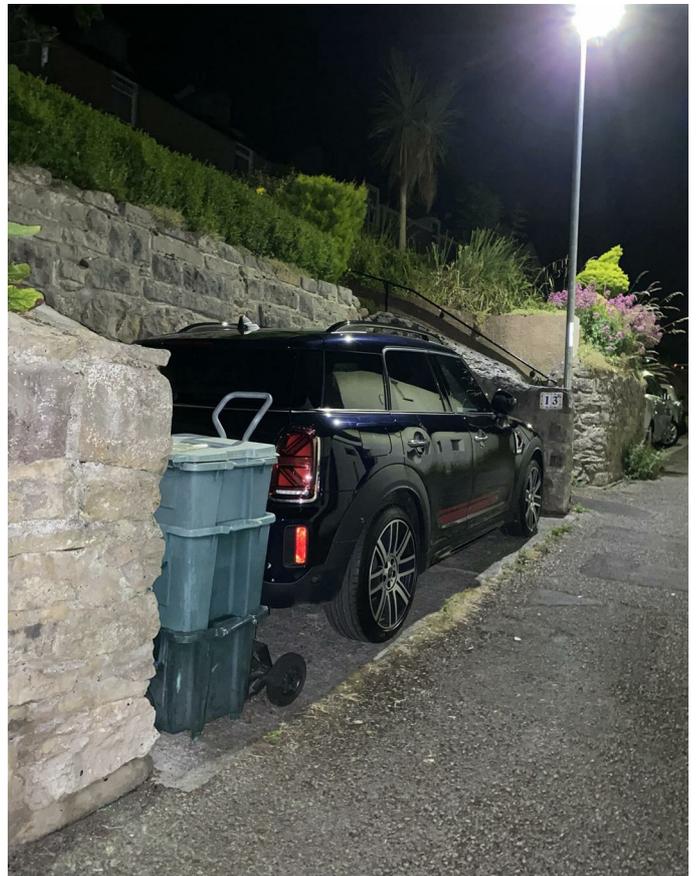
**BATHROOM**



Three piece suite comprising panel bath with shower over, wash hand basin with vanity cupboard beneath, low level W.C., heated towel rail, window to rear.

**OUTSIDE**

**PRIVATE OFF ROAD PARKING SPACE**



## FRONT GARDEN



Steps leading up to an enclosed lawned garden bordered by mature shrubs and featuring a paved patio area, further steps to the front entrance and terrace which enjoys stunning panoramic views across Llandudno, West Shore and the Little Orme.



## PAVED PATIO AREA



## REAR GARDEN



Rockery, outdoor store, outside tap.



Additional shared shed for the four cottages.



## TENURE

The property is held on a FREEHOLD tenure.

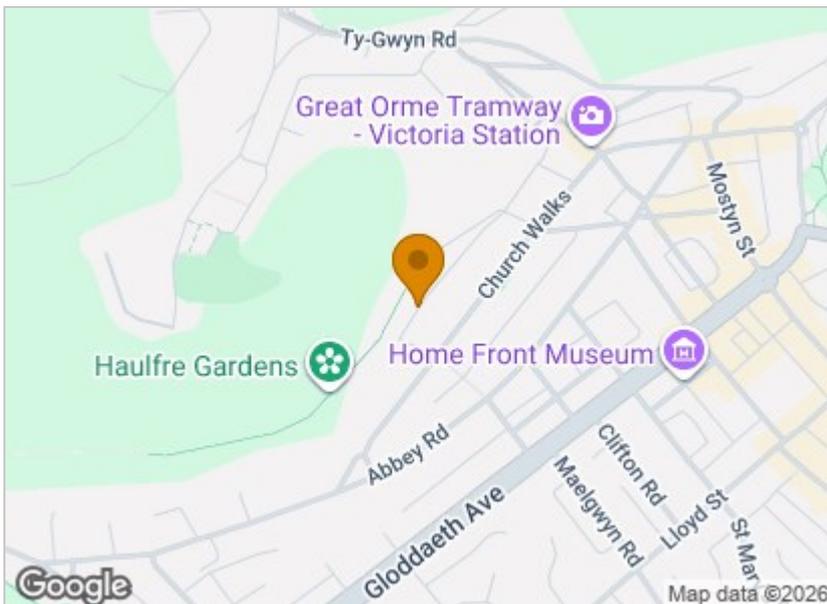
## COUNCIL TAX BAND

Is 'C' as obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

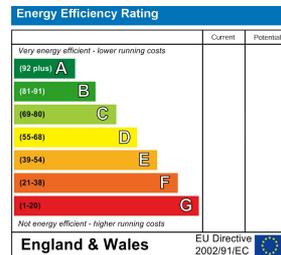
EPC NOT REQUIRED AS GRADE 2 LISTED



**Area Map**



**Energy Efficiency Graph**



**Directions**

From our Llandudno office proceed North along Mostyn Street, at the millenium clock, go through onto Upper Mostyn Street, at the top of the road turn left onto Church Walks, passing the Tram Station on the right hand side, continue along Church Walks and turn right onto West End Hill - narrow one way street, right into Cwlach Street, the property can be found on the left hand side within 40 yards. Ref A802 06/11/25

**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.



For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.