

**Bryan Davies
+ Associates**

**4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125**

**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

5 Shamrock Terrace, Deganwy, Conwy, LL31 9BQ



£185,000

 2  1  2  D

www.bdahomesales.co.uk

THIS IS A BEAUTIFULLY PRESENTED AND REFURBISHED TWO BEDROOM TERRACED COTTAGE SITUATED ON THIS PRIVATE ROAD WITHIN 2/3 OF A MILE FROM THE LOCAL CO-OP MINI-MARKET AND THE CASTLE VIEW PUBLIC HOUSE/ RESTAURANT, AND APPROXIMATELY 3 MILES FROM LLANDUDNO, WITHIN EASY ACCESS OF A470 WHICH LEADS TO THE A55.

The accommodation briefly comprises:- front door to sitting room; separate dining room; open plan kitchen with re-fitted units; tiled ground floor 3-piece bathroom with over bath shower; staircase from the dining room leads to first floor landing; two good sized bedrooms and a further narrow staircase leads to an attic room with a "Velux" double glazed skylight window. The property features gas fired central heating and upvc double glazed windows. Outside - off road parking to the front and a small paved rear garden.

INTERNAL INSPECTION OF THIS REFURBISHED COTTAGE IS HIGHLY RECOMMENDED

The Accommodation Comprises:-

UPVC DOUBLE GLAZED FRONT DOOR TO:-

SITTING ROOM 12'5" x 11'8" (3.81m x 3.57m)



Stone fire surround and hearth with inset gas coal effect fire, 4 wall light points, laminate flooring, UPVC double glazed window, double radiator, door to:-

DINING ROOM 12'10" x 12'8" (3.93m x 3.88m)



Staircase to first floor, chimney breast with inset decorative "Triplex Grate", plate rack, 2 wall light points, laminate flooring, double radiator.

Opening to:

KITCHEN 9'8" x 6'8" (2.96m x 2.05m)



Fitted range of grey gloss fronted base, wall and drawer units with round edge wood effect worktops, inset "Cooke & Lewis" electric oven, 4-ring gas hob and stainless steel canopy over, single drainer sink unit, plumbing for washing machine and space for fridge freezer, wall tiling, wood effect laminate flooring, plastic cladding to ceiling with recessed downlights, UPVC double glazed door to garden.

A door from the Dining Room leads to:-

INNER HALL

Built-in gloss fronted cupboards, one housing "Ideal Logic" combination boiler, plastic cladding to ceiling and walls.

GROUND FLOOR BATHROOM



White suite comprising panel bath with mixer tap and mains shower over with drench shower head, pedestal wash hand basin, close couple W.C., ceramic tiled walls and floors, plastic cladding to ceiling with recessed downlights, radiator, UPVC double glazed window.

A staircase from the Dining Room leads to:

FIRST FLOOR LANDING

BEDROOM 1 12'7" x 11'9" (3.86m x 3.60m)



Upvc double glazed window, radiator.

BEDROOM 2 12'7" x 9'9" (3.85m x 2.98m)



Including staircase, upvc double glazed window, double radiator.

ATTIC ROOM 15'1" x 12'6" (4.62m x 3.82m)



Maximum overall including staircase, "Velux" double glazed skylight window, part sloping ceilings, spotlights.

OUTSIDE

PARKING TO THE FRONT

REAR OF PROPERTY



PAVED REAR COURTYARD



TENURE -
FREEHOLD

COUNCIL TAX BAND

Is 'C' obtained via www.conwy.gov.uk

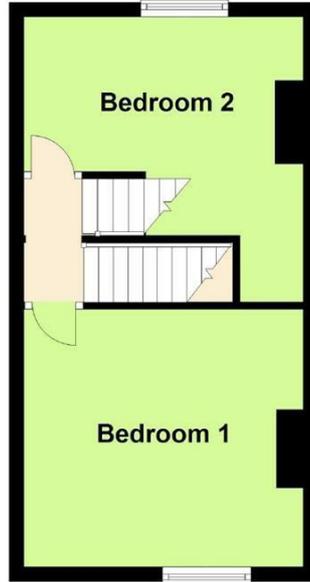
Ground Floor

Approx. 40.4 sq. metres (434.8 sq. feet)



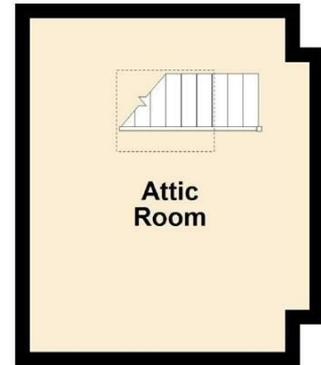
First Floor

Approx. 29.2 sq. metres (314.6 sq. feet)

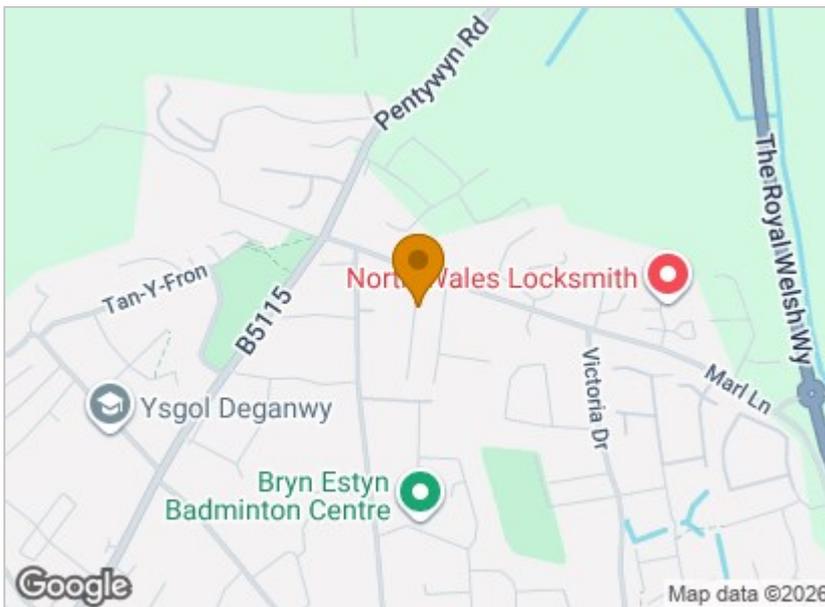


Second Floor

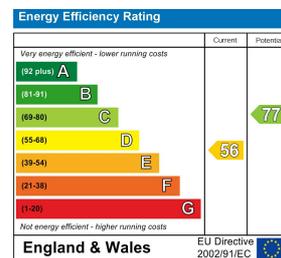
Approx. 17.3 sq. metres (186.6 sq. feet)



Area Map



Energy Efficiency Graph



Directions

From The Castle View Public House/Restaurant proceed up the hill heading for Llandudno, take the 2nd turning on the right onto Marl Lane then 2nd right onto Shamrock Terrace and the property can be viewed on the right hand side within 80 yards. REF: A821 15/01/26 REV 10/02/26

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.

