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**AUCTIONEERS
●
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No Onward Chain £165,000

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www.bdahomesales.co.uk

THIS TWO BEDROOM CHARACTER COTTAGE IS SITUATED ON THE VERY POPULAR GREAT ORME. Within easy access to local amenities including - Great Orme Trams, Copper Mines, Summit Complex, Ski Slope, Happy Valley, 9 hole Pitch & Putt and within 2/3rds of a mile of Llandudno Town Centre and the promenade. The accommodation briefly comprises:- front door to sitting room; kitchen/dining; staircase from the sitting room leads to first floor landing; double sized principal bedroom; single sized bedroom to the rear; 3-piece bathroom with shower attachment and side screen. The property features gas fired central heating and upvc double glazed windows. Outside - small rear courtyard area.

AS WE ARE UNABLE TO TEST THE SERVICES AT THE PROPERTY WE CANNOT COMMENT ON THE WORKING STATUS OF THE HEATING AND ANY APPLIANCE

The Accommodation Comprises:-

Upvc Double Glazed Coloured Leaded FRONT DOOR to:-

SITTING ROOM 13'2" x 11'11" - maximum (4.03m x 3.64m - maximum)



Including staircase, brick Inglenook fireplace with tiled hearth, display mantle over, inset gas coal effect Pot Belly fire, picture rails, cupboard housing gas and electric meters, display shelving to recess, upvc double glazed window to the front with hillside views, display shelf, double radiator.



KITCHEN/DINING ROOM 13'2" x 11'7" - maximum (4.03m x 3.54m - maximum)



Fitted range of Cream shaker style base, wall and drawer units with round edge Beech effect worktops, single drainer sink unit and mixer tap, space for gas cooker, fridge and freezer, plumbing for a washing machine, round edge work surfaces. Wall and floor tiling, radiator, upvc double glazed window and upvc double glazed door to the rear.



BEDROOM 1 12'0" x 10'2" (3.67m x 3.10m)



Built-in double wardrobe with hanging rails and shelving, radiator, upvc double glazed window to the front, hillside view, tiled sill.

BEDROOM 2 7'6" x 7'5" (2.30m x 2.27m)



Upvc double glazed window to the rear, double radiator.

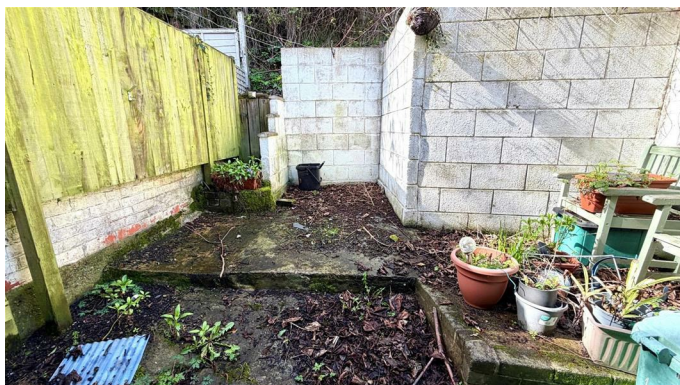
3-PIECE BATHROOM



White suite comprising panelled bath with mixer tap and shower attachment, folding side screen, pedestal wash hand basin, close coupled w.c, upvc double glazed window, double radiator.

OUTSIDE

REAR GARDEN



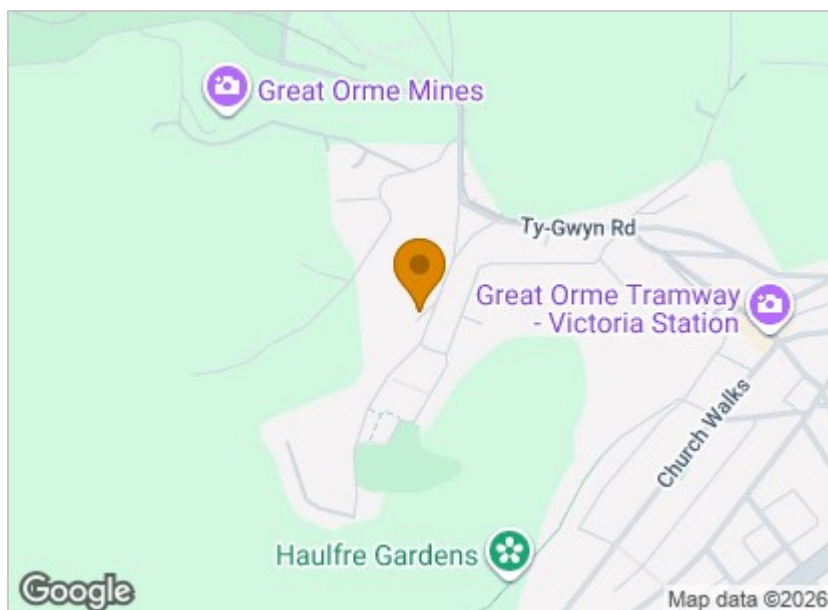
Enclosed walled concrete area with sitting area, gated pedestrian access to both sides.

TENURE - FREEHOLD

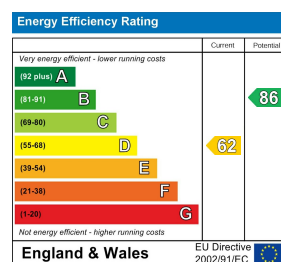
COUNCIL TAX BAND

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

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed north along Mostyn Street, through the roundabout onto Upper Mostyn Street, take the road to the right side of the Empire Hotel up the Great Orme, through the traffic lights, continue up the road and turn right onto Tyn-y-Coed Road, continue along this road for 250 yards and Ormonde Terrace is on the right hand side. A881 09/04/26

We will be pleased to arrange a viewing of this Home

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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.

