

**Bryan Davies  
+ Associates**

4 MOSTYN STREET  
LLANDUDNO  
LL30 2PS  
(01492) 875125

AUCTIONEERS  
●  
ESTATE AGENTS

email: [llandudno@bdahomesales.co.uk](mailto:llandudno@bdahomesales.co.uk)

## London Cottage, Jubilee Street, Llandudno, Conwy, LL30 2NZ



£172,500



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

THIS IS A SURPRISINGLY SPACIOUS TWO BEDROOM TOWNHOUSE SITUATED WITHIN YARDS OF MOSTYN STREET, MAINLINE RAILWAY STATION AND THE PROMENADE.

The accommodation briefly comprises: front door to porch; inner door to open plan lounge/dining/kitchen with a range of modern units; rear porch and utility room with w.c.; first floor landing; two good sized bedrooms and a four piece bathroom including separate shower stall. The property features gas fired central heating from a combination boiler and upvc double glazed windows. Outside - small walled rear courtyard.

**The accommodation comprises:**

Double glazed front door to:

**PORCH**

Wood effect laminate flooring, upvc double glazed door into:

**LOUNGE 15'1" x 10'10" minimum (4.61m x 3.32m minimum)**



Two built-in double cupboards with electric and gas meters, display shelving above, telephone point, fireplace recess for fire with stone hearth, understairs storage cupboard.

**KITCHEN/DINING ROOM 13'4" x 8'10" (4.07m x 2.70m)**



Fitted range of cream gloss fronted base, wall and drawer units with round edge wood effect worktops incorporating round bowl sink unit and mixer taps, integrated slimline dishwasher, electric 'Electrolux' oven and four ring gas hob with tiled splashback and cooker canopy plastic panelling, space for fridge/freezer, wood effect flooring, spotlights, radiator, upvc double glazed window with deep display sills.

Glazed door to:

**REAR HALLWAY**

With wood effect flooring, upvc double glazed door to rear courtyard.

**UTILITY / W.C.**

With plumbing for automatic washing machine and spacer for drier, low flush w.c., wood effect flooring.

An open staircase from the Lounge leads to:

**FIRST FLOOR LANDING**

Two 'Velux' double glazed skylight windows, storage cupboard with folding door and hanging rail.

**DOUBLE ASPECT BEDROOM 1 15'4" x 10'9" (4.69m x 3.28m)**

Two double radiators, upvc double glazed windows.

**VIEW FROM BEDROOM 1**



### BEDROOM 2 10'0" x 9'2" (3.07m x 2.80m)



Access to roof space, double radiator, upvc double glazed window to rear.

### 4-PIECE BATHROOM



White suite comprising panel bath with mixer tap, separate shower stall with drench shower heads, pedestal wash hand basin, close coupled w.c., ladder style towel rail, airing cupboard with 'Worcester' combi boiler, lino flooring, upvc double glazed window to rear.

### OUTSIDE - WALLED REAR COURTYARD



With plants border, storage shed.

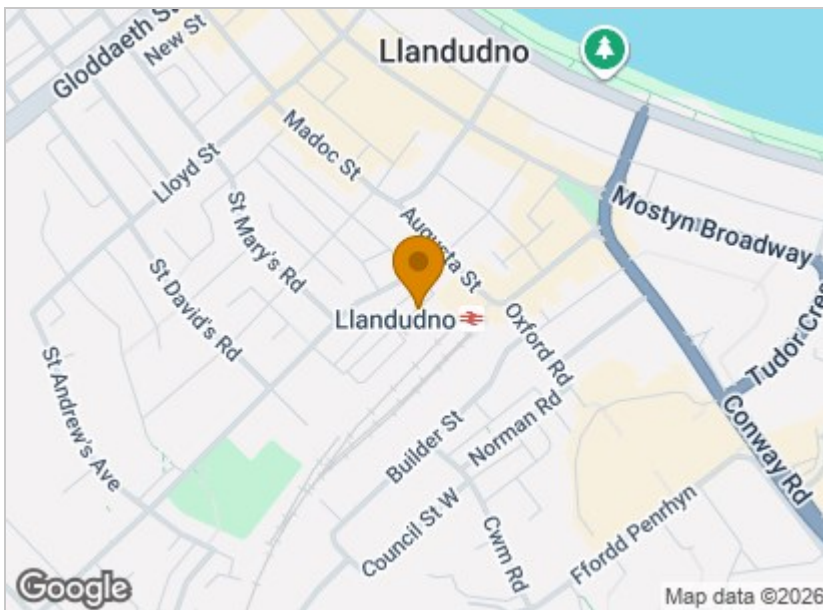
### TENURE

The property is held on a LEASEHOLD tenure over a 999 year term from 1961. Annual Ground Rent of £5.00.

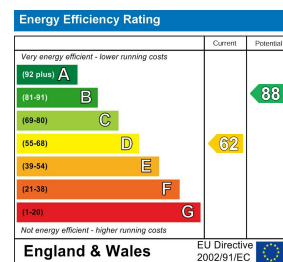
### COUNCIL TAX BAND

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

### Area Map



### Energy Efficiency Graph



### Directions

From our Llandudno office proceed north along Mostyn Street, turn first left onto Trinity Square through the traffic lights onto Trinity Avenue, first left into Jubilee Street and the property can be viewed in front of you within 70 yards. A896 27/04/26

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.

