

**Bryan Davies
+ Associates**

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AUCTIONEERS
●
ESTATE AGENTS

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No Onward Chain £189,950



www.bdahomesales.co.uk

THIS IS A VERY NICE AND CLEANLY PRESENTED END TERRACED THREE BEDROOM HOME situated opposite Dyffryn Road Primary School and close to local shop and less than ½ a mile of Llandudno Town Centre. The accommodation briefly comprises:- hall; open plan lounge/dining room; kitchen; first floor landing; 3 bedrooms and a 3-piece bathroom with overbath shower. The property features gas fired central heating and upvc double glazed windows. Outside - easily maintained gardens to the front and rear.

INTERNAL INSPECTION RECOMMENDED

The Accommodation Comprises:-

CANOPIED ENTRANCE

Double Glazed FRONT DOOR to:-

HALL

Radiator.

OPEN PLAN LOUNGE/DINING ROOM



LOUNGE AREA 14'1" x 12'0" (4.30m x 3.66m)



Marble fire surround and hearth with gas coal effect fire, radiator, upvc double glazed window to the front.

DINING AREA 9'1" x 6'9" (2.77m x 2.08m)

Double opening upvc double glazed doors to the rear garden, radiator.

RE-FITTED KITCHEN 10'1" x 8'11" (3.09m x 2.72m)



White fronted base, wall and drawer units with round edge worktops incorporating a single drainer sink unit and mixer taps, wall tiling, double radiator, understairs storage cupboard with electric meter and fuse box, lino flooring, upvc double glazed window and upvc double glazed door to the rear garden.

Enclosed staircase to:-

FIRST FLOOR LANDING

Access to roof space.

BEDROOM 1 11'10" x 9'5" (3.62m x 2.89m)



Upvc double glazed window to the front, radiator, telephone point.

BEDROOM 2 10'0" x 9'1" (3.05m x 2.79m)



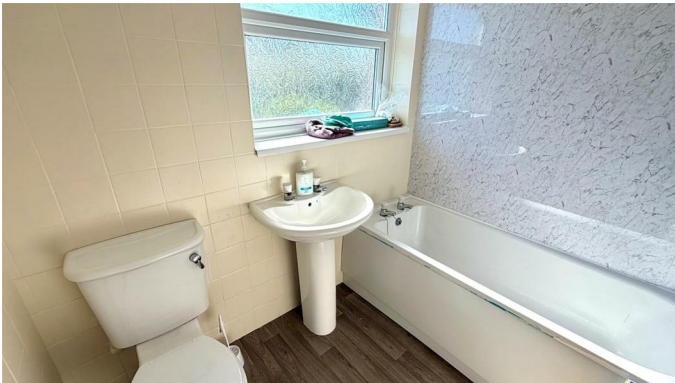
Upvc double glazed window to the rear, telephone point, airing cupboard with 'Worcester 24i Junior' combination boiler, radiator.

BEDROOM 3 7'10" x 7'8" (2.40m x 2.34m)



Including built-in storage cupboard, upvc double glazed window to the front, telephone point, radiator.

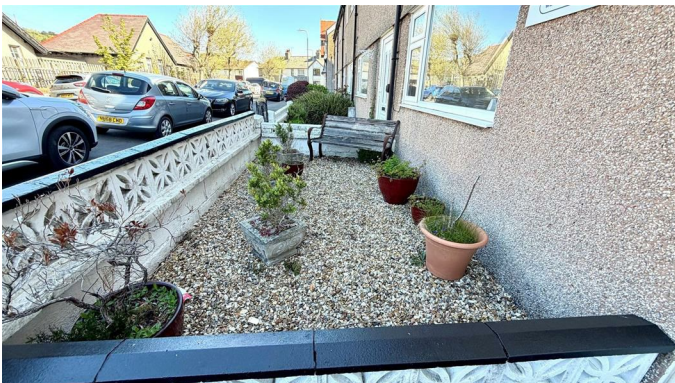
3-PIECE BATHROOM



White suite comprising panel bath with 'Redring' electric shower over, pedestal wash hand basin, close coupled w.c, plastic wall cladding and wall tiling, lino flooring, upvc double glazed window, radiator.

OUTSIDE

FRONT GARDEN



With decorative chippings, seating area, side gated access through to the rear garden for the sole use for No.5.

REAR GARDEN



With decorative chippings, seating areas, timber garden shed, rear gated pedestrian access, seating area.

TENURE - FREEHOLD

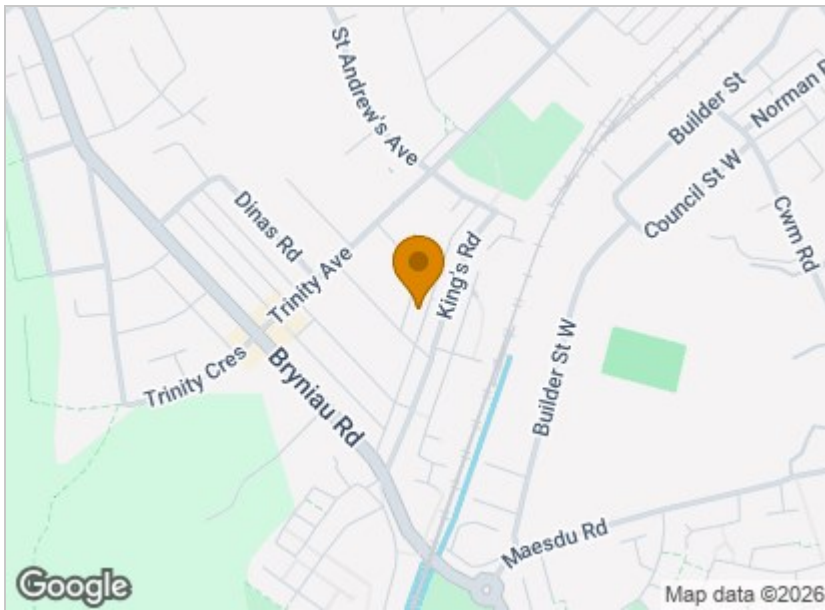
COUNCIL TAX BAND

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

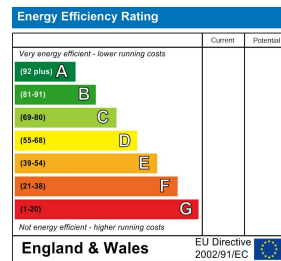
AWAITING ENERGY PERFORMANCE CERTIFICATE

AWAITING FLOOR PLAN

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed north along Mostyn street, turn left onto Trinity Square, through the traffic lights onto Trinity Avenue, follow the road down towards the West Shore, take the 5th turning on the left onto Lees Road follow the road round to the right onto Knowles Road and the property is on the left hand side. REF: A902 05/05/26

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.

