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No Onward Chain £179,950

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

THIS MID TERRACED HOME IS ON THE MARKET FOR THE FIRST TIME SINCE IT WAS BUILT IN THE EARLY 1970's - on this popular development, close to the Town Centre, Schools, Promenade and all of Llandudno's amenities. The accommodation briefly comprises:- porch; freezer/boiler room; hall; lounge/dining room with sliding patio door to garden; kitchen; first floor landing; 3 bedrooms and a 3-piece bathroom with shower over the bath. The property features gas fired central heating and upvc double glazed windows. Outside - small front garden. Good sized rear garden with lawn, flowerbeds, shrubs, trees, garden shed and greenhouse.

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 FRONT DOOR to:-

PORCH

STORAGE ROOM

With gas and electric meters, shelving, wall mounted 'Vaillant' combination central heating and hot water boiler.

INNER GLAZED DOOR TO:-

HALL

Radiator, display shelving, telephone point, understairs storage area.

OPEN PLAN L SHAPED LOUNGE/DINING ROOM 20'1" x 12'8" maximum overall (6.14m x 3.88m maximum overall)



Radiator, t.v point, upvc double glazed window overlooking the rear garden and sliding upvc double glazed patio door to access garden.



KITCHEN 10'5" x 7'8" (3.18m x 2.36m )



Fitted range of Beige fronted base, wall and drawer units with round edge worktops incorporating 1½ bowl sink unit with mixer tap, integrated 'Hotpoint' double electric oven and 4 ring gas hob with cooker hood over, wall tiling, plumbing for a washing machine and space for fridge/freezer, Lino flooring, pantry cupboard with shelving, upvc double glazed window to the front.

A staircase from the Entrance Hall leads to:-

FIRST FLOOR LANDING

Access to roof space. Large walk-in storage cupboard.

BEDROOM 1 11'8" x 10'4" (3.56m x 3.17m)



Built-in double wardrobe with hanging rail and shelving, upvc double glazed window overlooking the garden, radiator.

BEDROOM 2 10'4" x 6'7" minimum (3.17m x 2.02m minimum)



Built-in storage cupboard with shelving and wardrobe with hanging rail and shelving, upvc double glazed window to the front, radiator.

BEDROOM 3 9'8" x 6'5" (2.95m x 1.96m)



Built-in wardrobe with hanging rail and shelving (no radiator).

3 PIECE BATHROOM



White suite comprising panelled bath with mains 'Aqualisa' shower and folding side screen, vanity wash hand basin, close coupled wc, wall tiling, towel rail, (no radiator) upvc double glazed window.

OUTSIDE

FRONT GARDEN

With lawns and flowerbeds.

## REAR GARDEN



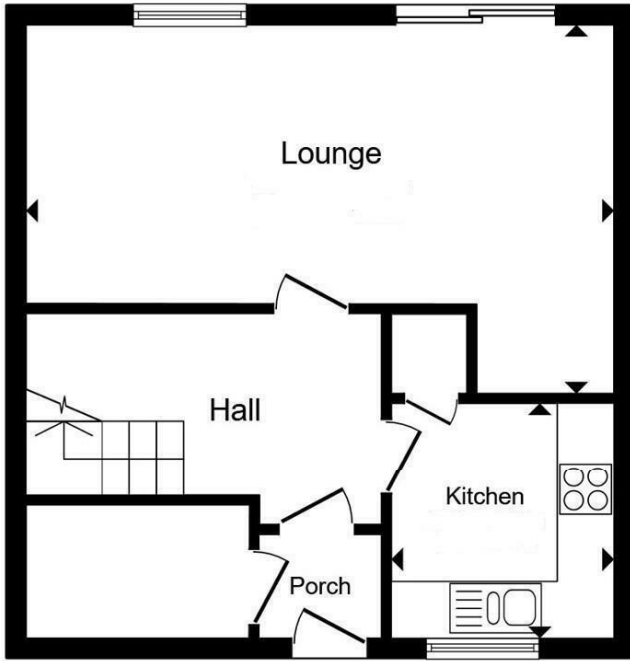
(South Easterly facing) with lawns, mature shrubs, paved patio area, aluminium framed greenhouse, pavings, rear pedestrian access, timber garden shed.



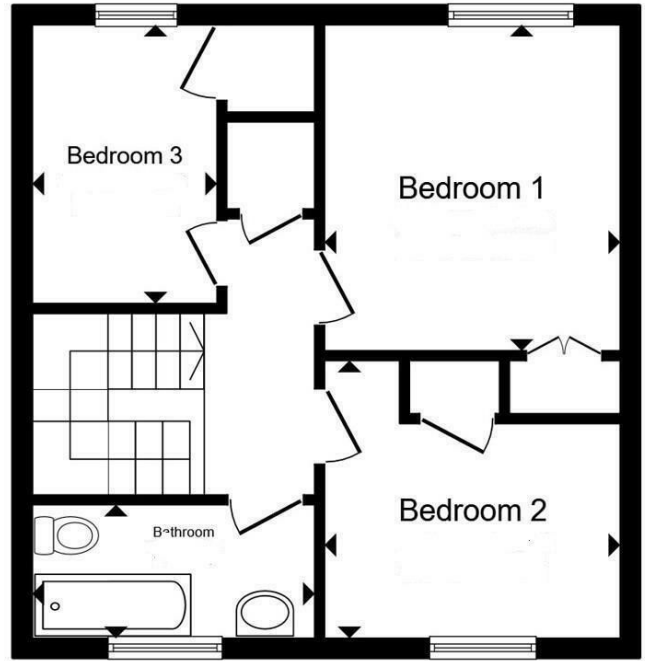
TENURE - FREEHOLD

COUNCIL TAX BAND

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



**Ground Floor**

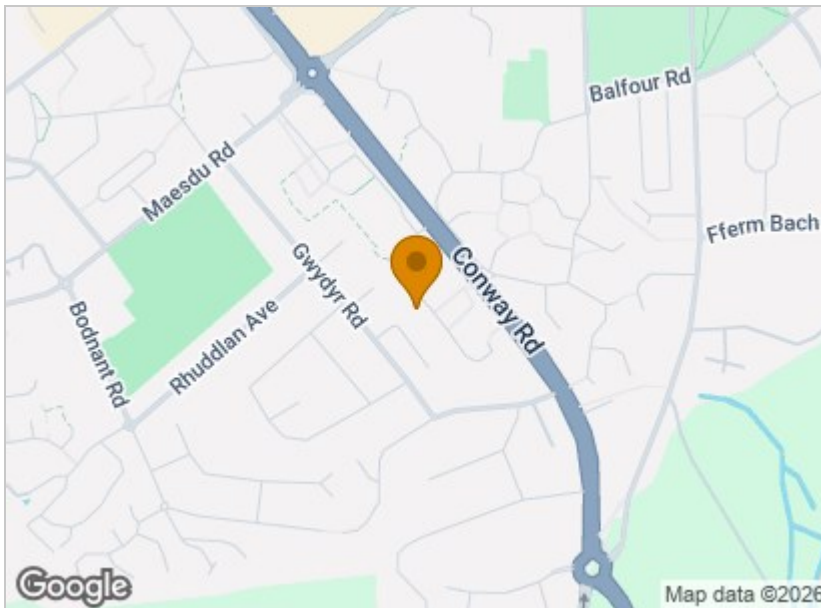


**First Floor**

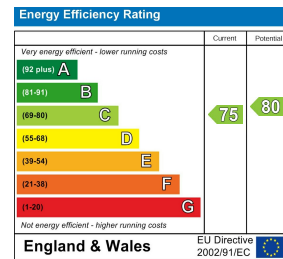
Total floor area 80.5 m<sup>2</sup> (866 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Area Map**



**Energy Efficiency Graph**



**Directions**

From our Llandudno Office proceed around the Tudno Castle Premier Inn Hotel, keeping in the right hand lane around Parc Llandudno filing into the left hand lane to go out of town, up to the roundabout by the Links Hotel, take the third exit onto Maesdu Road, first left into Lon Cymru, follow the road along for approximately 250 yards turn right into Lon Gwalia and the property is the fourth block on the left hand side. REF: A905 14/05/26 Rev 20/05/26

**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.

