

**Bryan Davies  
+ Associates**

4 MOSTYN STREET  
LLANDUDNO  
LL30 2PS  
(01492) 875125

AUCTIONEERS  
●  
ESTATE AGENTS

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

## The Laurels, Bodafon Road, Llandudno, LL30 3BB



No Onward Chain £560,000

 4  3  2  E

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

SITUATED IN A STUNNING LOCATION WITH PANORAMIC VIEWS OVER BODAFON FIELDS TO THE LITTLE ORME, THE SEA AND A GLIMPSE OF THE END OF THE GREAT ORME WITHIN A MILE OF PENRHYN BAY SHOPPING AND LESS THAN 2 MILES OF LLANDUDNO TOWN CENTRE. The accommodation is on a split level and briefly comprises: front door to porch; hall; seven steps down to the living accommodation comprising: large lounge with arch to dining area; kitchen with a range of modern units and built in appliances; a fourth bedroom and 3 piece shower room; from the hall there are seven steps up to the upper floor, principle bedroom with built in wardrobes; en-suite 3 piece shower room; 2 further double sized bedrooms and a 4 piece bathroom including a separate shower stall. The property features oil fired central heating from a recently installed boiler and tank, upvc double glazed windows and panoramic views. Outside the gardens and patio areas are at different levels to take advantage of the open aspect but still retaining a mass of privacy. A private driveway with full right of way leads to off road parking and a double sized garage.

INTERNAL INSPECTION IS THOROUGHLY RECOMMENDED TO APPRECIATE THE POSITION AND ASPECT

**The accommodation comprises:**

Steps from driveway down to tiled terrace and glazed door to:

**FRONT PORCH**

Tiled floor, display shelving, telephone point, vaulted ceiling, radiator, inner glazed door to:

**HALL**

Panelled wall with display shelving, split level staircase to first floor and stairs to lower floor.

**INNER HALL**

With under stairs storage, radiator, door to lounge and dining room.

**LOUNGE 17'0" x 12'10" (5.20m x 3.92m)**



With wood block flooring, 3 wall light points, 2 double radiators, wall mounted TV point, upvc double glazed

window to front and very large picture window with views across Bodafan Fields to Llandudno, The Great Orme and The Little Orme. Door from Lounge to:



**From the lounge opening to:**

**DINING ROOM 12'6" x 11'6" (3.83m x 3.53m)**



Wood block flooring, 2 wall light points, display shelf, double radiator, picture window with open views.



DUAL ASPECT KITCHEN 12'6" x 12'4" (3.82m x 3.77m)



Fitted range of light beech effect fronted base, wall, drawer and glass fronted units with round edged work tops, inset 1½ bowl sink unit, integrated double electric oven, microwave, 4 ring ceramic hob, tiled splashback and cooker hood over, integrated fridge/freezer, 'Hotpoint' washing machine, wood effect flooring, upvc double glazed window and upvc double glazed sliding door to paved patio, vertical radiator and second radiator. Views.



DUAL ASPECT GROUND FLOOR BEDROOM 11'4" x 8'11" (3.46m x 2.72m)



With patio door to side, upvc double glazed windows, double radiator.

### 3 PIECE SHOWER ROOM



With double shower stall with mains shower, pedestal wash hand basin and mixer tap, close coupled wc, mirror fronted unit, shaver point and mirror, display shelf, wall tiling, decorative tiled floor, radiator, upvc double glazed window.

### REAR HALL

With display shelving, tiled floor, upvc double glazed window and door to patio.

### WALK IN STORAGE/ FREEZER ROOM/ CLOAKS

Tiled floor and meter cupboard, light and radiator.

A staircase from the main hall leads to:

## UPPER LANDING



## EN-SUITE 3 PIECE SHOWER ROOM



## BEDROOM 1 11'4" x 10'6" (3.46m x 3.21m)



Plus full width fitted wardrobes with sliding doors, hanging rails and shelving, upvc double glazed door, picture window to rear with views, radiator.

## BEDROOM 2 12'8" x 9'3" (3.88m x 2.83m)



Plus fitted wardrobes with mirror fronted sliding doors, upvc double glazed picture window to rear with views, radiator.



### BEDROOM 3 9'1" x 8'3" (2.77m x 2.52m)



Upvc double glazed window to side overlooking garden, radiator.



### 4 PIECE BATHROOM



White suite comprising panelled bath with mixer tap, pedestal wash hand basin and mixer tap, shower stall with display shelving, mains shower, close coupled wc, tiled floor, plastic wall cladding, mirror fronted cabinet, upvc double glazed window.



### OUTSIDE



Landscaped tiered garden to front and sides with shaped lawns, rockeries, decorative chippings, shrubs, hedging, flower beds, patio area with plastic panels sits over the oil tank and has access to it.





Driveway off private road leads to:

#### DRIVEWAY

Provides access for off street parking and leads to:

DETACHED DOUBLE GARAGE/ IDEAL WORKSHOP 19'2" x 17'10" (5.85m x 5.44m)



With up and over door, light and power, heating, upvc double glazed door, picture windows with views to the side. There is access to under floor storage which houses the oil fired central heating and hot water boiler.



#### LANDSCAPED GARDENS



With full width stepped and paved patios, seating areas, patio with plastic screens and flooring. Large patio decked area with plastic screens and wooden balustrades, hedging, outside tap.

VIEWS VIEWS VIEWS





#### COUNCIL TAX

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

#### TENURE

The property is held on a FREEHOLD tenure.

**Ground Floor**  
Approx. 88.4 sq. metres (952.1 sq. feet)



**First Floor**  
Approx. 88.2 sq. metres (949.3 sq. feet)

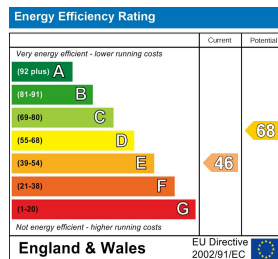


Total area: approx. 176.6 sq. metres (1901.4 sq. feet)

**Area Map**



**Energy Efficiency Graph**



**Directions**

From the Llandudno office, proceed towards the promenade, turn right heading for Craigside, just before Bodafon Fields turn right onto Nant-Y-Gamar Road, second left onto Bodafon Road, continue along here for approximately 600 yards, just before the driveway for Eryl Fryn nursing home there is a drive leading up to The Laurels. REF: A929 25/06/26

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: [llandudno@bdahomesales.co.uk](mailto: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.

