

Anthony Flint @ gamlins



Birkdale

53 St Seiriols Road

Llandudno LL30 2YT

**Asking Price Of
£295,000**

Property Features

- TRADITIONAL SEMI DETACHED FAMILY HOUSE
- MANY CHARACTER FEATURES
- THREE RECEPTION ROOMS, FIVE BEDROOMS
- KITCHEN / BREAKFAST ROOM
- GARDENS, PARKING, GARAGE

Full Description

DESCRIPTION

A traditional semi detached family home located within level walking distance to the popular Victorian seaside town of Llandudno and close to the Oval Cricket Ground. This spacious and versatile home retains a wealth of character and many original features including slate and cast iron fireplaces, stained leaded windows, wooden flooring, doors and staircases. Offering accommodation over three floors, the property affords entrance porch leading to the reception hall with cloakroom, lounge with feature slate fireplace with archway to dining room, snug with multi fuel stove, kitchen/breakfast room to the ground floor. To the first floor are four bedrooms, laundry room and bathroom and additional bedroom to the second floor. To the outside, there are lawned gardens to the front and rear with driveway parking and garage.

ENTRANCE PORCH

Decorative wooden door with stained leaded glazed panel, two side windows, decorative arch over, tiled flooring, panelled ceiling, internal timber and glazed door with frosted window to:

RECEPTION HALL

13' 03 max" x 11' 06 max" (4.04m x 3.51m)

Feature turned wooden stairway to first floor with decorative balustrades, newel posts and bannisters, original stained leaded window on half landing, additional window to side elevation, panelled walls with plate rack above, coved ceiling, radiator, wooden flooring. Access to Cloakroom.

CLOAKROOM

Window to side elevation, w.c., wall mounted wash hand basin, continuation of wooden flooring.

LOUNGE

14 exc bay' x 12' (4.27m x 3.66m)

Bay window to front elevation with decorative stained leaded lights, open grate fireplace with original slate surround with marbled detail and tiled hearth, picture rail, continuation of wooden flooring, coved ceiling, radiator, television aerial point. Archway through to:

DINING ROOM

14' x 12' (4.27m x 3.66m)

Continuation of wooden flooring, picture rail, coved ceiling, window to rear elevation overlooking garden, radiator, decorative fireplace with timber surround, exposed brick and slate hearth. Open access to:

SNUG

11' 06" x 11' 06 max into alcove" (3.51m x 3.51m)

Window to side elevation, picture rail, open fireplace with exposed brick with multi fuel stove, slate hearth, continuation of wooden flooring, television aerial point, radiator, decorative timber and glazed panelled door.



KITCHEN/BREAKFAST ROOM

18' 07 approx max" x 12' 01" (5.66m x 3.68m)

Kitchen Area - two high level windows to side elevation, fitted with a range of base, drawer and wall units including glazed display units, shelving and end display units, complimentary work surfaces over with 1.5 bowl stainless steel sink unit with mixer tap, feature slate worksurface to one area, space for slot in cooker with extractor over, space for dishwasher, tiled splashbacks and ceramic tiled flooring, radiator, high level shelving, telephone point. Archway to:

Breakfast Area - personal door with window above to side elevation, additional window to side elevation, double opening doors to rear garden, continuation of ceramic tiled flooring, radiator, space and plumbing for washing machine, space for fridge freezer.

FIRST FLOOR LANDING

Turned wooden staircase with decorative balustrade, newel posts and bannisters to the second floor, feature archway, picture rail, continuation of wooden flooring, windows to side elevation, built in airing cupboard with shelving, loft access.

BEDROOM ONE

14' x 12' 01 max" (4.27m x 3.68m)

Window to front elevation overlooking front garden, radiator, wooden flooring, built in alcove cupboard with shelving, telephone point.

BEDROOM TWO

11' 06" x 9' (3.51m x 2.74m)

Window to front elevation overlooking front garden, picture rail, radiator, continuation of wooden flooring.

BEDROOM THREE

14' 01" x 12' (4.29m x 3.66m)

Timber double glazed window to rear elevation, picture rail, radiator, continuation of wooden flooring, original cast iron fireplace with decorative tiled hearth, radiator.

BEDROOM FOUR/STUDY

11' 07" x 8' 11" (3.53m x 2.72m)

Two windows to rear elevation, picture rail, radiator, wooden flooring.

LAUNDRY ROOM

8' 02" x 8 min to alcove robe' (2.49m x 2.44m)

Window to side elevation, picture rail, radiator, wooden flooring, wall mounted central heating boiler.

BATHROOM

7' 11" x 6' 03" (2.41m x 1.91m)

Two frosted windows to side elevation, four piece suite comprising fully tiled shower cubicle with Aqualisa shower fitment, wooden panelled ceiling with inset spot lighting, panelled bath with mixer taps, wall mounted wash hand basin, w.c., radiator, part tiled splash backs, wooden flooring.

SECOND FLOOR LANDING

Storage room with access to under eaves.

BEDROOM FIVE

18' 01" x 11' 11" (5.51m x 3.63m)

Velux style window to front elevation, timber double glazed window to rear elevation with rooftop views over the Oval Cricket Ground and towards Penmaenmawr and Conwy mountains, wooden flooring, radiator, access to under eaves storage.

EXTERNALLY

Front - driveway parking leading to single car garage. Mainly laid to lawn with established shrubs and bushes and walled boundaries. Wrought iron gate to side.



Rear - small side courtyard area, leading to rear garden with walled boundaries, mainly laid to lawn with small seating area, variety of bushes, shrubs and trees.

SINGLE CAR GARAGE

Up and over door, personal door and window to rear elevation, lighting.

DIRECTIONS

From our Llandudno office turn left, over roundabout and continue down Mostyn Street, turn right into Lloyd Street, continue down towards the end and before reaching The Oval Cricket Ground turn left into St Seiriols Road and No. 53 will be seen on the right hand side.

TENURE AND COUNCIL TAX

Tenure - We are informed by the vendors that the property is Leasehold until 2999 with Mostyn Estates. The Ground rent is £10 per annum.

Conwy County Borough Council. We are informed by the vendors that the Council Tax Band is Band F.

SERVICES

Please note that none of the services, fittings, fixtures or appliances, heating/plumbing installations or electrical systems have been tested by the Estate Agent and no warranty is given to verify their working ability.

VIEWING

Strictly by appointment through our Anthony Flint Office :-
 Llandudno - Tel: 01492 877418 - E-mail: llandudno@anthonyflint.co.uk
 Opening Hours - Monday - Friday: 9.30am - 5.00pm
 Saturday: 9.00am - 3.00pm

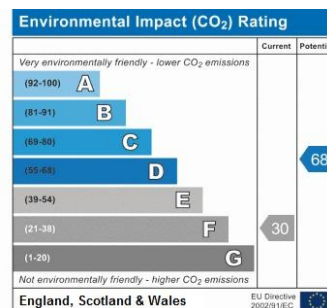
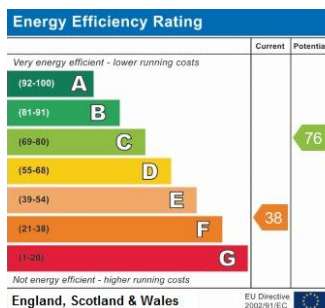
PROOF OF IDENTITY AND FUNDS

In order to comply with anti-money laundering regulations, Anthony Flint Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address. **PROOF OF FUNDS:** a copy of a mortgage offer or bank statement providing evidence of funding is required before we can advise Solicitors of a purchase.

GENERAL

If you need any advice relating to mortgages, surveys or solicitors then please ask a member of staff who will be happy to recommend a professional local company.

RB/DJ Date: 1/3/2019



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements