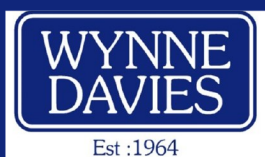




House (EPC Rating: D)

5 KNOWLES ROAD, LLANDUDNO, LL30  
2LQ

£192,500



# 3 Bedroom House located in Llandudno

Nestled on Knowles Road in the charming town of Llandudno, this delightful three-bedroom house offers a perfect blend of comfort and convenience. Spanning an impressive 958 square feet, the property features an inviting open-plan living and dining area, ideal for both relaxation and entertaining. The spacious kitchen is well-equipped, making it a joy for any home cook.

One of the standout features of this home is the easy access to the garden through a convenient gate, providing a seamless connection between indoor and outdoor living. The garden is a lovely space to unwind, perfect for enjoying the fresh air or hosting gatherings with family and friends.

The property comprises three well-proportioned bedrooms, providing ample space for a growing family or guests. The bathroom is thoughtfully designed, ensuring both functionality and comfort.

Situated near the beach, residents can enjoy the stunning coastal views and the array of local amenities that Llandudno has to offer. From quaint shops to delightful eateries, everything you need is just a stone's throw away.

This house is not just a home; it is a lifestyle choice, offering the perfect setting for those who appreciate the beauty of coastal living combined with the convenience of nearby amenities. Whether you are looking to settle down or seeking a holiday retreat, this property is a wonderful opportunity not to be missed.

## Entrance Hallway

5'9" x 4'4"

Gas central heating radiator, door to living room, stairs to first floor.

## Lounge Diner

21'5" x 14'1"

Double glazed UPVC window, fire place surround, with gas fire, 2 gas central heating radiators, UPVC double glazed French doors leading into the garden.

## Kitchen

10'1" x 9'0"

Sliding door leading in from the lounge, New kitchen cabinets and worktops, Lino flooring, UPVC double glazed window, stainless steel sink with a mixer tap, tiled walls, gas central heating radiator, plumbing for a washing machine, UPVC door leading into the garden, storage cupboard with electrics

## Bedroom 1

11'10" x 9'5"

Magnolia painted walls, gas central heating radiator, new carpets and UPVC double glazed window.

## Bedroom 2

10'0" x 9'1"

Magnolia painted walls, gas central heating radiator, new carpets and UPVC double glazed window.

## Bedroom 3

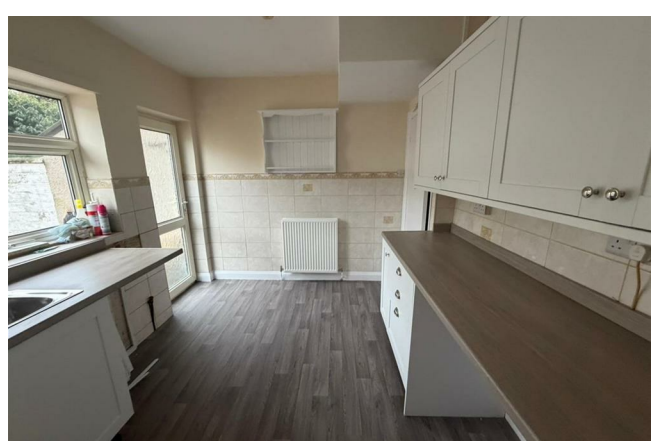
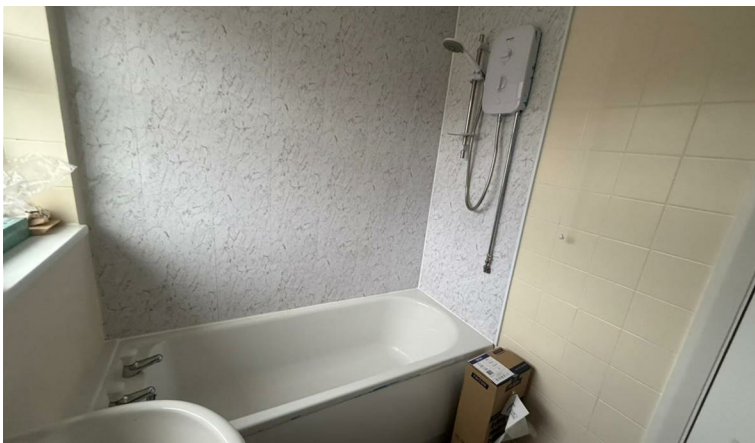
7'10" x 7'10"

Magnolia painted walls, gas central heating radiator, new carpets and UPVC double glazed window.

## Bathroom

7'0" x 5'6"

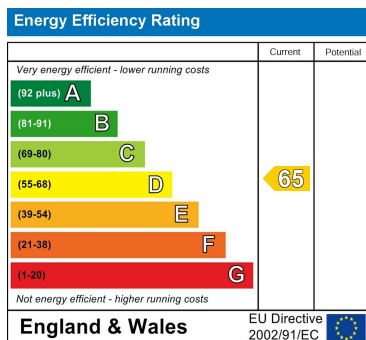
Lino flooring, W/C, sink, shower over bath, UPVC double glazed frosted window.



Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.



Est :1964