



# Mostyn Estates

LLANDUDNO AND FLINTSHIRE

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39 CAROLINE ROAD, LLANDUDNO

7 Bedroom Townhouse

Asking price: £195,000

Tenure: long leasehold

*Extracts from particulars available from Bryan Davies & Co:  
(for full particulars: <http://tinyurl.com/afemhwt>)*

**This Is A Beautifully Renovated Town House Modernised by Mostyn Estates Limited to a high standard and situated on the level close to all Llandudno Amenities.**

## **The accommodation comprises**

- Porch
- entrance hall with original decorative tiled floor
- Cloakroom with WC
- lounge with bay window
- separate double aspect dining room with French door to the rear garden
- kitchen/breakfast room with range of modern units
- three-quarter landing with
- large four-piece bathroom, including separate shower cubicle
- seven bedrooms
- second bathroom, three-piece with over bath shower

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## **Features**

- Gas Fired Central heating from a new combination boiler
- Double Glazed windows where specified (see full particulars)
- Small front garden
- Paved rear patio garden
- Store/workshop/potential garage accessed from Brooke Street

## **Accommodation arranged on three floors**

### **Ground floor**

- Porch
- Hall
- Cloakroom
- Lounge
- Dining room
- Kitchen/breakfast room

### **First floor**

- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom 1
- $\frac{3}{4}$  Landing

### **Second floor**

- Bedroom 4
- Bedroom 5
- Bedroom 6
- Bedroom 7
- Bathroom-2

### **Outside**

- Small paved front garden
- Paved patio rear garden
- Store/ potential garage