

**Bryan Davies  
+ Associates**

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AUCTIONEERS  
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LL30 1DZ



£289,950

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

THIS DETACHED COTTAGE STYLE HOME IS SITUATED IN THE HEART OF CRAIG Y DON VILLAGE, with all the local shops, promenade, primary school, GP surgery and pharmacy on your doorstep and within a mile of Llandudno town centre. The accommodation briefly comprises:- hall; lounge with sliding door to sun room; separate dining room; kitchen; first floor landing; 3 bedrooms, bathroom with over bath shower and separate 2 piece wash room. The property features gas fired central heating, upvc double glazed windows and has been re-decorated internally throughout over the last few months. Outside small front garden and drive for off road parking leading to an attached single car garage. Small easily maintained rear garden with a utility room/ storage/ workshop with wc.

The accommodation comprises:-

Steps up to double glazed front door with leaded light into:-

#### ENTRANCE HALL

Dado rail, coving, under stairs storage cupboard, double radiator.

#### LOUNGE 12'1" x 10'2" (3.69m x 3.11m)



Coving, inglenook fireplace with oak display mantle, 'Caithness' stone hearth and recessed lighting, double radiator, sliding glazed door through to sunroom.



#### DINING ROOM 11'1" x 10'6" (3.39m x 3.22m)



Coving, double radiator, upvc double glazed window to front.

#### KITCHEN 10'2" x 7'0" (3.10m x 2.14m)



Fitted range of gloss fronted base, wall and drawer units with round edge work tops, inset 1½ bowl sink unit with mixer taps, space for cooker, wall tiling, laminate flooring, folding door through to:



**SUNROOM 16'10" x 7'6" (5.14m x 2.30m)**



Upvc double glazed window with dual aspect upvc double glazed doors to garden and 'Velux' double glazed skylight window, recessed downlighters to ceiling.

A staircase from the entrance hall leads to:

**FIRST FLOOR LANDING**

With feature leaded stained glass window. Access to roof space.

**DUAL ASPECT BEDROOM 1 11'7" x 10'11" (3.54m x 3.35m)**



Double radiator, dual aspect upvc double glazed windows.

**BEDROOM 2 10'8" x 10'1" plus chimney breast recess (3.26m x 3.08m plus chimney breast recess)**



Built in double storage cupboard, radiator, upvc double glazed window.

**BEDROOM 3 9'10" x 6'2" (3.02m x 1.90m)**



Laminate flooring, upvc double glazed window, telephone point.

**2 PIECE TILED BATHROOM**



In white comprising shaped corner bath with mains shower over, pedestal wash hand basin, mirror, double radiator, upvc double glazed window.

**SEPARATE 2 PIECE WASHROOM**



With laminate flooring, wall tiling, upvc double glazed window.

**OUTSIDE**

**FRONT GARDEN**

With slate pavings, lawned area, shrubs, double opening gates to driveway provides off street parking.

Leads to:-

### ATTACHED SINGLE CAR GARAGE

With double opening doors to front, mains light and power connected, rear personal door to rear garden.

### REAR GARDEN



Enclosed with lawn, shrubs, trees, integrated door to garage, seating areas, paved patio - side gated access.

### UTILITY / WORKSHOP/ OUTSIDE WC 11'10" x 6'3" (3.62m x 1.92m)



Light and power connected, plumbing for washing machine, single drainer sink unit, low flush wc, shelving, glazed window.

### TENURE

The property is held on a FREEHOLD tenure.

### COUNCIL TAX

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

### Ground Floor

Approx. 69.5 sq. metres (747.8 sq. feet)



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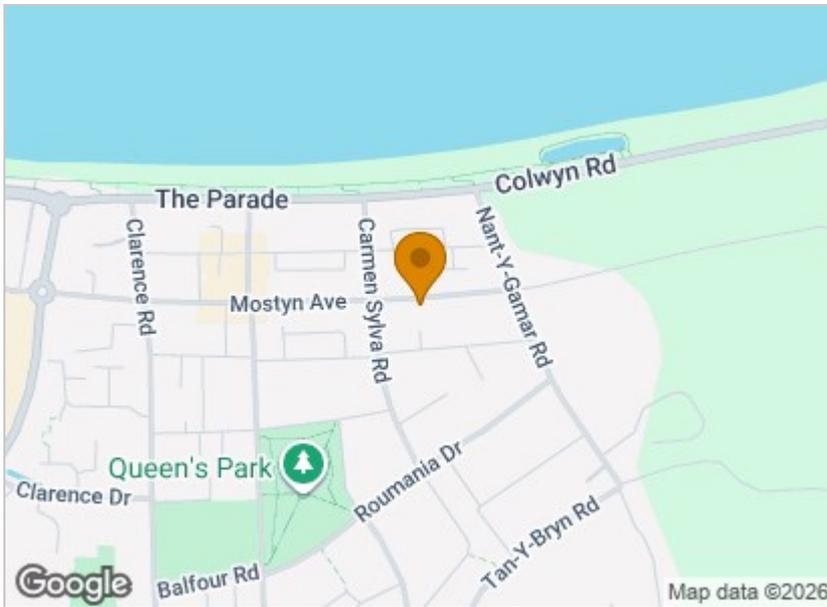
### First Floor

Approx. 40.2 sq. metres (432.3 sq. feet)

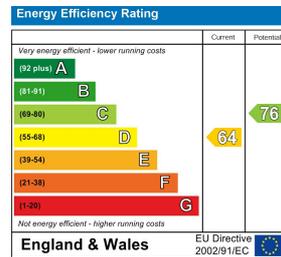


Total area: approx. 109.6 sq. metres (1180.2 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From our Llandudno office proceed around the Castle Hotel / Premier Inn, filing into the left hand lane heading towards Craig y don, through the roundabout onto Mostyn Avenue and the property can be viewed on the right hand side 75 yards after the Chocolate Box newsagent. Ref A837 05/02/26

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.

