

**Bryan Davies
+ Associates**

4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125

AUCTIONEERS
●
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

16 Kingsway, Craig y Don, Llandudno, Conwy, LL30
1YQ



£382,000

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www.bdahomesales.co.uk

A HIGHLY DESIRABLE AND AN UNUSUAL DESIGNED THREE BEDROOM DETACHED BUNGALOW, which is one of only 3 on the popular Liddel Park Development, partially abutting Queen Elizabeth Court and within an easy level walking distance of Llandudno Town Centre. The accommodation briefly comprises: porch; reception hall; double opening doors to lounge, vaulted ceiling; double opening doors to upvc double glazed conservatory; kitchen/diner with modern units and integrated appliances; principal bedroom with ensuite 3-piece tiled shower room; rear inner hall leads to 2 further double bedrooms and a modern tiled 3-piece bathroom with overbath shower. The property features gas fired central heating, upvc double glazed windows, access to the conservatory is via the lounge, kitchen/dining room. Outside - garden to front with drive for off road parking leading to double sized garage, rear garden abutting Queen Elizabeth Court.

The Accommodation Comprises:-

DOUBLE OPENING UPVC DOUBLE GLAZED DOORS

And feature arched Upvc double glazed lights over to:-

PORCH

Tiled floor, inner double opening upvc double glazed coloured light doors to:-

RECEPTION HALL 13'9" x 5'10" (4.20m x 1.78m)



Wood block flooring, vaulted ceiling with pine panelling, telephone point, 2 wall light points, storage cupboard with slatted shelving, boiler cupboard with wall mounted 'Worcester' combination central heating and hot water boiler, double radiator, double opening doors to:-

DOUBLE ASPECT LOUNGE 22'10" x 12'3" (6.97m x 3.74m)



With vaulted pine panelled ceiling and exposed feature beams, 4 wall light points, modern fire surround with inset electric coal effect fire and decorative tiling, mantle over, 2 double radiators, wood effect flooring, 2 upvc double glazed leaded windows, double opening upvc double glazed doors to:-



L-SHAPED CONSERVATORY 23'1" x 13'3" maximum overall (7.04m x 4.06m maximum overall)



Tiled floor, upvc double glazed opening leaded lights and double opening upvc double glazed doors to garden. Insulated roof.



DOUBLE ASPECT KITCHEN/DINING ROOM 17'5" x 10'10"
(5.33m x 3.31m)



Fitted range of Grey fronted base, wall and drawer units with round edged worktops incorporating single drainer sink unit and mixer tap, integrated "Belling" electric double oven, 4 ring "Belling" gas hob and stainless steel hood over, larder fridge, freezer and dishwasher, under unit lighting, recessed downlighters to plinth, wall tiling, wood effect flooring, coving, double radiator, double aspect upvc double glazed windows and upvc double glazed door to garden, double glazed door to conservatory.



PRINCIPAL BEDROOM 11'7" x 10'9" (3.54m x 3.29m)



Upvc double glazed window, laminate flooring, radiator.

EN-SUITE TILED 3-PIECE SHOWER ROOM



Comprises large tiled shower stall with sliding door and mains shower, pedestal wash hand basin and mixer tap, close coupled w.c., ladder style towel rail, shaver point, upvc double glazed window,

INNER HALL

With wood effect flooring, access to roof space, built-in storage cupboard with slatted shelving and radiator, leads to:-

BEDROOM 2 11'5" x 10'6" (3.49m x 3.21m)



Wood effect flooring, upvc double glazed window, double radiator. double glazed door to conservatory. (locked no key)

BEDROOM 3 10'5" x 9'6" (3.20m x 2.90m)



Wood effect flooring, upvc double glazed window, radiator.

TILED 3-PIECE BATHROOM



White suite comprising panelled bath with mixer tap and separate shower head, fitted mains with drench shower head, pedestal wash hand basin, close coupled w.c., ladder style towel rail, upvc double glazed window.

OUTSIDE

FRONT GARDEN

With shrubs, flower beds, trees, pavings, driveway provides off street parking and leads to:-

DETACHED DOUBLE WIDTH GARAGE 17'11" x 17'1" (5.48m x 5.22m)



With stainless steel sink, plumbing for automatic washing machine, power, light, side personal door, up and over door.

REAR GARDEN



Lawn, pavings, chippings, seating area, plants and shrubs. abutting Queen Elizabeth Court

SIDE GARDEN



With pavings, shrubs, outside tap, seating area, chippings

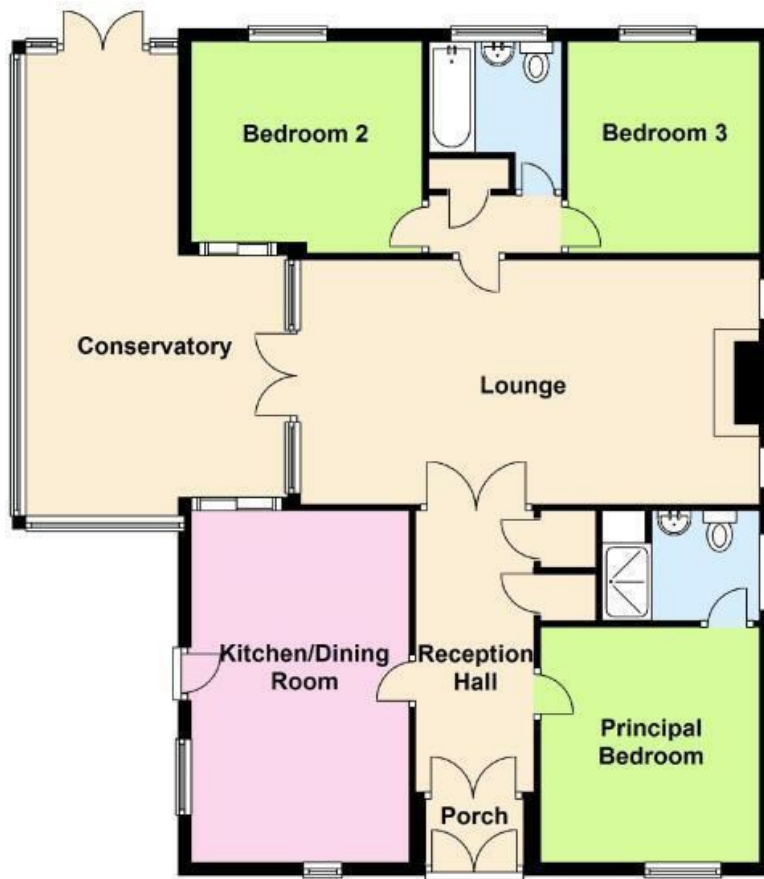
TENURE - FREEHOLD

COUNCIL TAX BAND

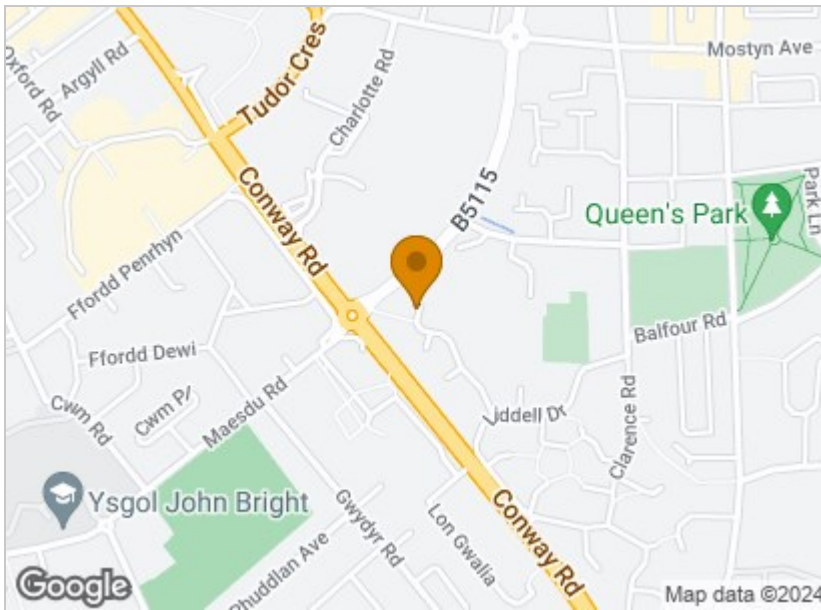
Is 'F' obtained from www.conwy.gov.uk

Ground Floor

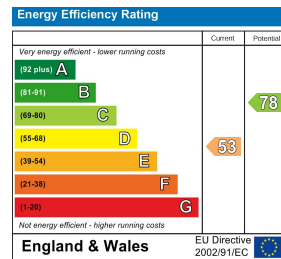
Approx. 124.4 sq. metres (1338.6 sq. feet)



Area Map



Energy Efficiency Graph



Directions

From our Office proceed around the Premier Inn keeping in the left hand lane, through the roundabout into Craig y Don and take the first turning on the right into Clarence Road, third turning on the right into Liddel Drive, follow the road down and take the second turning on the right into Kingsway and the property can be viewed on your righthand side within 300 yards. Ref: A208 13/04/23 REV 01/02/24

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: llandudno@bdahomesales.co.uk

Llandudno Office Opening Hours - Monday to Friday: 8.30 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

