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25 Criccieth Close, Llandudno, LL30 1GZ



£280,000

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THIS IS A MODERN c1996 EXTENDED THREE BEDROOM DETACHED HOME situated close to the local primary school and Ysgol John Bright secondary school within approximately a mile from Llandudno town centre.

The accommodation briefly comprises:- hall; lounge with bay window; good sized dining room leading to a conservatory; kitchen with a range of modern units and built in appliances as specified, first floor landing; principal bedroom with en-suite three piece shower room; second bedroom with built in wardrobes; bedroom three with staircase to a mezzanine floor study area/office space; bathroom with 'Jacuzzi' bath and separate shower. The property features gas fired central heating from a combination boiler and upvc double glazed windows. Outside – small grassed area at the front; single car garage; rear garden with southerly facing patio, raised lawned area, seating area and drying area.

The accommodation comprises:

#### CANOPIED ENTRANCE

Glazed coloured front door to:

#### HALL

Meter cupboard, coving, recessed downlighters, double radiator, tiled floor.

#### LOUNGE 15'5" x 9'3" (4.71m x 2.84m)



Plus bay windows, 'Adams' style fireplace with marble base, hearth and display shelf, dado rails, wall lights, telephone and tv point, coving, radiator, laminate flooring, window to front.



#### DINING ROOM 14'8" x 8'7" (4.49m x 2.64m)



Upvc double glazed window, double radiator, tiled floor.

Double opening doors to:

#### CONSERVATORY 13'11" x 7'7" (4.25m x 2.32m)



Coloured leaded opening lights, laminate flooring, double opening doors to garden.

#### KITCHEN 12'6" x 9'2" (3.82m x 2.81m)



Fitted range of oak fronted base, wall and drawer units with plinth, recessed downlighters, under unit lighting, wall and floor tiling, inset 1½ bowl sink unit and mixer tap, double 'Belling' cooking range with double oven and five ring hob, stainless steel splashback and cooker canopy over, integrated microwave, plumbing for a washing machine, fridge and freezer, upvc double glazed window and double glazed door to garden.

#### INNER HALL

With integral door to garage.

An enclosed staircase leads to:

### FIRST FLOOR LANDING

Upvc double glazed Oriel window with display shelf, radiator, vaulted ceiling with spotlights, linen cupboard with slatted shelving.

### PRINCIPAL BEDROOM 14'9" x 14'1" (4.51m x 4.31m)



Plus bay and including en-suite, recessed downlighters to ceiling, fitted wardrobes, top cupboards with side display shelving, tv and telephone points, radiator, two upvc double glazed windows.



### EN-SUITE 3 PIECE SHOWER ROOM



Shower stall with folding doors and 'Mira' shower, pedestal wash hand basin, closes couple w.c., dado rails, extractor, radiator, upvc double glazed windows.

### BEDROOM 2 11'8" x 10'4" (3.58m x 3.16m)



Including fitted triple wardrobe with sliding doors, hanging rails and shelving, recessed downlighters to ceiling, two upvc double glazed windows, two radiators.

### BEDROOM 3 13'3" x 8'8" (4.06m x 2.65m)



Upvc double glazed window, tv and telephone point, radiator. An open tread pine staircase leads to:

### MEZANNINE STUDY AREA/OFFICE SPACE 10'9" x 8'7" maximum (3.28m x 2.64m maximum)

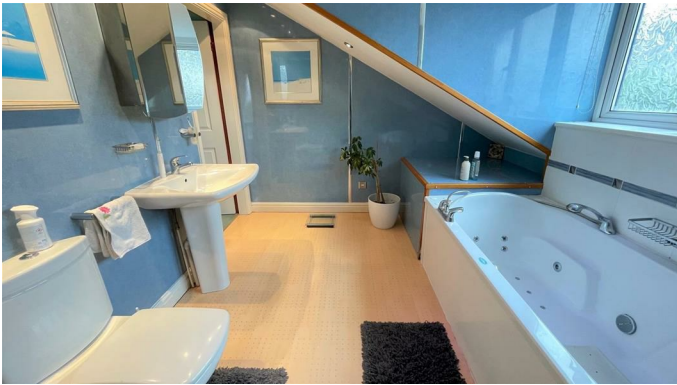


Recessed downlighters to ceiling, tv point, upvc double glazed porthole window, views.

## 4 PIECE BATHROOM



White suite comprising 'Jacuzzi' bath with mixer tap and shower attachment, corner shower stall with mains shower, pedestal wash hand basin, close couple w.c., extractor, plastic wall cladding, towel radiator, upvc double glazed window.



## OUTSIDE

### FRONT GARDEN

With lawn, paved pathway.

### SINGLE CAR GARAGE 16'6" x 8'10" (5.04m x 2.70m)

With up and over door, power and light connected, double radiator, gas and electric meters, wall mounted 'Ideal Logic' combi C35 combi boiler, integral door to hall.

### REAR GARDEN



With pavings, raised lawned area, seating area, drying area.

### TENURE

The property is held on a FREEHOLD tenure.

### COUNCIL TAX BAND

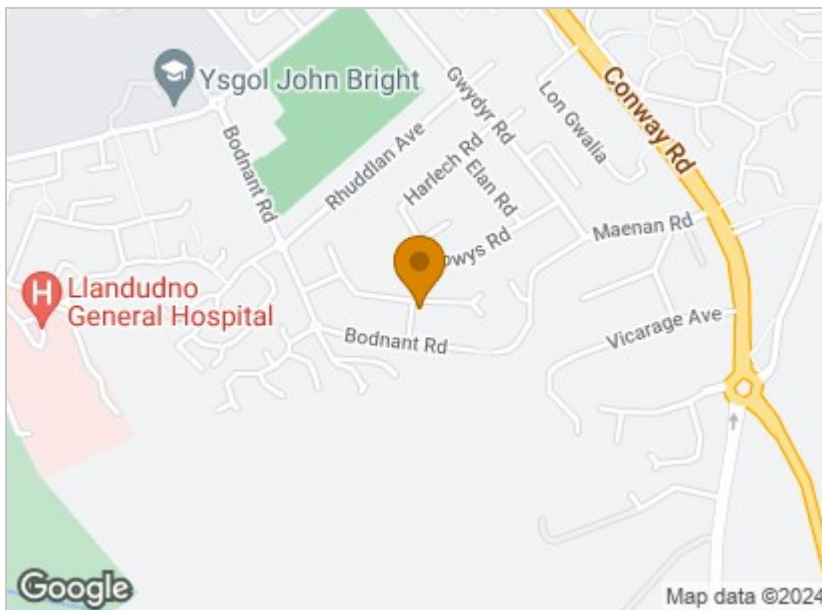
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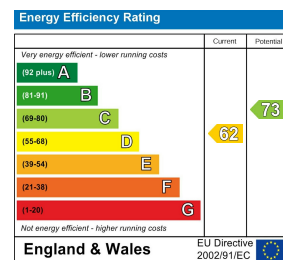
Total floor area 147.7 sq.m. (1,590 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

### Area Map



### Energy Efficiency Graph



### Directions

Coming into Llandudno, at the Links Hotel take the first exit onto Maesdu Road, third turning on the left onto Bodnant Road, through the mini roundabout turn next left into Bodnant Crescent follow the road round to the right and along to Criccieth Close, the property is on the right hand side. A260 27/06/23 Rev 27/10/23 Rev 24/05/24

**We will be pleased to arrange a viewing of this Home**

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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.

