

**Bryan Davies
+ Associates**

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AUCTIONEERS
●
ESTATE AGENTS

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£675,000

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www.bdahomesales.co.uk

THIS IS A BEAUTIFUL INDIVIDUALLY DESIGNED DETACHED FOUR BEDROOM CHALET STYLE BUNGALOW providing extremely good family sized accommodation including the benefit of a GRANNY ANNEXE with potential income for an Airbnb comprising sitting room/kitchen; double sized bedroom and en-suite shower room. The property is on an extremely well kept landscaped garden backing onto rural fields with views of Cwm mountain and approximately ½ a mile from Craig y Don shopping, promenade and within a mile of Llandudno town centre.

The accommodation briefly comprises:- front door to reception hall; lounge to the rear facing the garden; conservatory; separate dining room leading through to kitchen/breakfast room with utility and small sunroom; study; ground floor principle bedroom and four piece bathroom including separate shower cubicle. From the reception hall a door leads to the Granny Annexe comprising: kitchen/sitting room; double sized bedroom and three piece shower room. A staircase from the reception hall leads to the first floor landing; second bedroom with built in wardrobes and sliding patio door to balcony with views; third bedroom with views to the Great Orme and three piece shower room. The property benefits from gas fired central heating and upvc double glazed windows and solar panels. Outside - beautifully landscaped gardens and driveway for off road parking for several cars; leads to carport; double sized pre-fab concrete garage and large single pre-fab concrete garage.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED.

The accommodation comprises:

Two steps up to upvc double glazed front door to:

RECEPTION HALL



Feature coloured leaded upvc double glazed window, understairs storage cupboard, double radiator, integral door to separate annex.

LOUNGE 15'9" x 14'0" (4.82m x 4.28m)



Two wall light points, double radiator, upvc double glazed sliding patio doors with open views overlooking rear garden, double opening upvc double glazed doors to:

CONSERVATORY 11'5" x 11'5" (3.48m x 3.48m)



Two wall light points, double radiator, double opening upvc double glazed doors to rear garden and upvc double glazed side lights with open views.

DOUBLE GLAZED DINING ROOM 12'10" x 10'11" (3.93m x 3.33m)



Wall mounted electric pebble effect fire, built in book shelving, upvc double glazed window, radiator.

Door through to:

KITCHEN/DINING ROOM 12'11" x narrowing to 11'1" x 20'6" (3.94m x narrowing to 3.39m x 6.27m)



With fitted range of white 'Shaker' style base, wall, drawer and corner display units, wine rack and shelving with under unit lighting and grey speckled worktops incorporating 1½ bowl sink with mixer taps, integrated 'Professional' gas range with large oven and six ring gas hob with stainless steel canopy over, integrated 'Indesit' dishwasher and fridge, cupboard housing 'Ideal Vogue' gas fired combi central heating and hot water boiler, wall tiling, vertical radiator, tile effect flooring, upvc double glazed door to porch, upvc double glazed window to front.

BREAKFAST AREA



With double radiator, display shelving, tile effect flooring, coving and recessed downlighters, double aspect upvc double glazed windows to side and rear.

UTILITY ROOM 8'9" x 4'10" (2.69m x 1.48m)

With pine fronted base, wall and corner display units, round edge worktops, single drainer sink unit, plumbing for automatic washing machine, space for freezer, extractor, upvc double glazed window to side.

REAR PORCH/SUN ROOM 10'8" x 3'11" (3.26m x 1.20m)

Tile effect flooring, upvc double glazed windows overlooking rear garden and upvc double glazed door to garden.

STUDY 13'11" x 8'1" (4.26m x 2.47m)



Deep coving, double radiator, upvc double glazed window to front.

GROUND FLOOR BEDROOM 1 16'10" x 11'9" (5.15m x 3.60m)





Deep coving t.v. point, double radiator, upvc double glazed sliding patio door to rear garden.

GROUND FLOOR 4 PIECE BATHROOM



White suite comprising panel bath, pedestal wash hand basin, large corner shower area with curved screen, 'Aqua 2000' electric shower, low flush w.c., wall and floor tiling, wall mounted electric heater, radiator, two upvc double glazed windows.

A staircase from the Reception Hall leads to:

FIRST FLOOR LANDING

2 'Velux' skylight windows.

BEDROOM 2 14'10" x 12'2" (4.54m x 3.73m)



Part sloping ceiling, eaves storage cupboard, full length built in wardrobes with mirror fronted sliding doors and hanging rails, recessed downlighters to ceiling, double radiator, feature arched skylight window and upvc double glazed sliding doors to the balcony.

VIEW FROM DECKED BALCONY



With wrought iron and glass canopy, open views over the garden and fields.



BEDROOM 3 16'2" x 9'10" (4.94m x 3.00m)



VIEW FROM BEDROOM 3



Part sloping ceiling, two built in eaves storage cupboards, double radiator, four 'Velux' double glazed skylight windows.

TILED 3 PIECE SHOWER ROOM



Double shower stall with mains shower, pedestal wash hand basin, close couple w.c., ladder style towel rail, access to roof space, recessed spotlight, extractor, 'Velux' double glazed skylight window.

An internal door from the Reception Hall leads to:

SEPARATE GRANNY ANNEX COMPRISING:

Sitting Room/Kitchen; Bedroom; En-Suite

SITTING ROOM/KITCHEN 14'8" x 11'1" (4.48m x 3.40m)



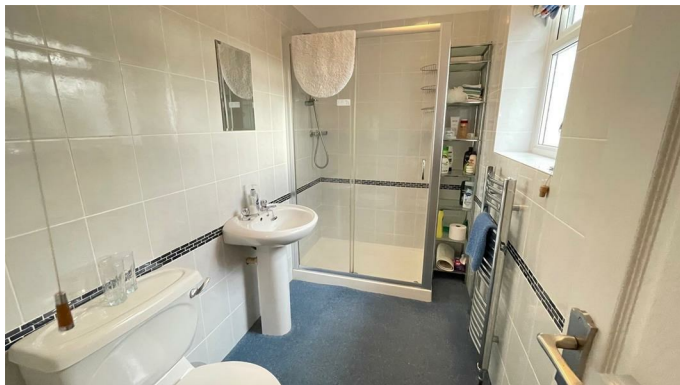
With laminate wood effect flooring, cream fronted base and wall units with inset 'Lamona' oven and hob and stainless steel cooker hood over, wall tiling, upvc double glazed window, recess for shelving, upvc double glazed double opening doors to front garden patio area, recessed downlighters to ceiling, double radiator.

ANNEXE BEDROOM 13'11" x 9'4" (4.25m x 2.87m)



Two wall light points, double radiator.

ANNEXE TILED EN-SUITE 3 PIECE SHOWER ROOM



With double shower stall and mains shower, pedestal wash hand basin, close couple w.c., ladder style towel rail, extractor, upvc double glazed window.

OUTSIDE

Beautifully landscaped gardens surround the property.

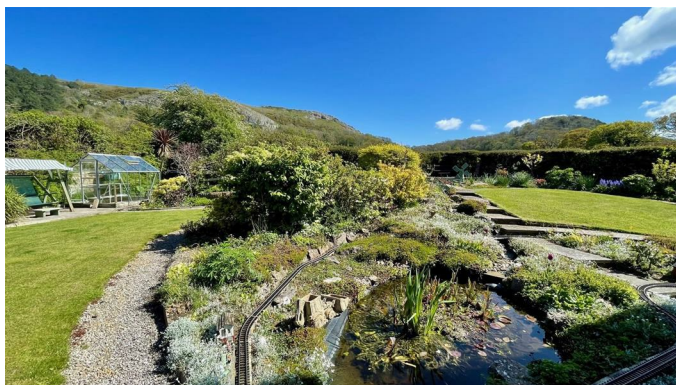
FRONT GARDEN



REAR GARDEN



With lawns, flower beds, shrubs, trees, waterfeature, patio and seating areas, decorative chippings, pathways, flower beds, rockeries, fish pond, timber garden sheds, aluminium framed greenhouse.



DRIVEWAY



Provides off street parking for several cars and leads to:

CARPORT



DOUBLE PRE-FAB CONCRETE GARAGE 14'6" x 13'0"
(4.42m x 3.97m)

With automatic door, light and power connected.

SINGLE PRE-FAB CONCRETE GARAGE 13'5" x 11'9"
average measurement (4.09m x 3.59m average measurement)

With sliding door, light and power connected.

TENURE

TENURE – The property is held on a FREEHOLD tenure.

COUNCIL TAX

COUNCIL TAX BAND Is 'F' obtained from www.conwy.gov.uk

Bryan Davies & Associates

Ground Floor

Approx. 178.1 sq. metres (1916.7 sq. feet)



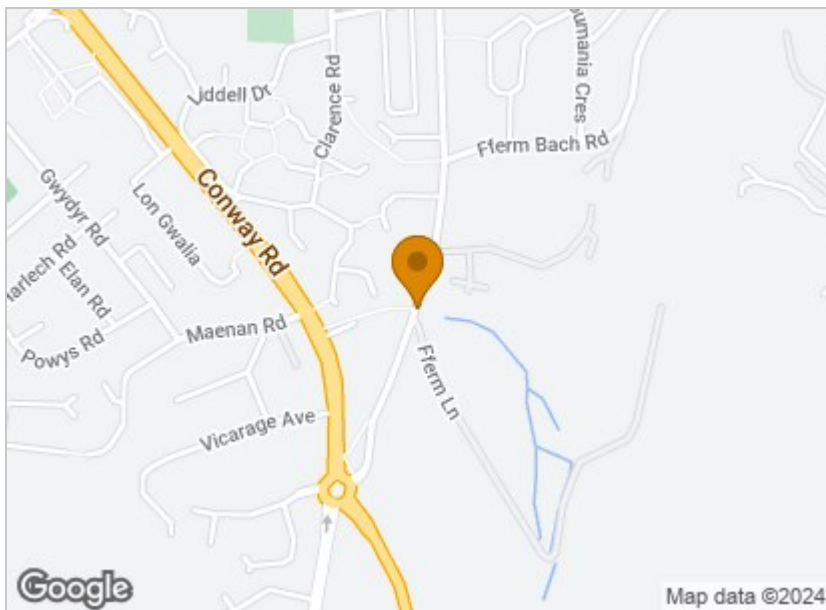
First Floor

Approx. 51.0 sq. metres (549.4 sq. feet)

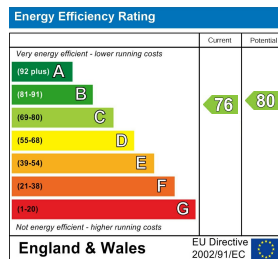


Total area: approx. 229.1 sq. metres (2466.1 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed along Mostyn Broadway keeping to the left hand lane, continue past the swimming pool to the roundabout, continue straight on, at the cross roads by the Co-Op turn right onto Queens Road, passing the park on the left, continue along this road for approximately 750 yards, just after the access to St Dunstons, the property is on the left hand side. A209 19/03/24 Rev 30/04/24

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.



For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.