

**Bryan Davies
+ Associates**

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AUCTIONEERS
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£369,950

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THIS IS A BEAUTIFULLY PRESENTED AND UPDATED 4 BEDROOM DETACHED FAMILY SIZED HOME ON THE POPULAR LIDDELL PARK DEVELOPEMENT WITHIN EASY LEVEL DISTANCE OF CRAIG Y DON SHOPPING AND PROMENADE AND A MILE FROM LLANDUDNO TOWN CENTRE. The accommodation briefly comprises reception hall, 2 piece cloakroom, double aspect lounge, open plan kitchen/ dining room with re-fitted kitchen circa 2022 with built in appliances, upvc double glazed conservatory providing access to utility room and storage (originally garage) , first floor landing, principle bedroom with built in wardrobes, bedside cabinets and drawers, 3 further bedrooms and a 3 piece bathroom with over bath shower. The property features gas fired central heating, upvc double glazed windows, full fibre broadband, landscaped gardens front and rear and off road parking.

The accommodation comprises:-

CANOPIED SIDE ENTRANCE

With glazed door to:-

HALL



Coving, dado rail, double radiator.

2 PIECE CLOAKROOM



Comprises vanity wash hand basin and mixer tap with display shelf, close coupled wc, ladder style towel rail, decorative wall tiling, upvc double glazed window, cloaks cupboard with hanging rail and shelf, 'Potterton' gas fired central heating boiler.

DOUBLE ASPECT LOUNGE 19'2" x 11'3" (5.86m x 3.43m)



Adams style fire surround with display shelf, marble back and hearth, inset gas coal effect fire, tv point, coving, bay window with deep display shelf, 2 double radiators, open views to Nant y Gamar mountains.



OPEN PLAN KITCHEN/ DINING ROOM 19'1" x 11'3" (5.84 x 3.44m)



Re-fitted kitchen with solid whisper grey fronted base, wall and drawer units with solid pine worktops, incorporating 1½ bowl sink unit with mixer tap, integrated appliances include 'Hotpoint' electric single oven and combination microwave and 4 ring 'Hotpoint' induction hob and extractor cooker hood, integrated 'Beko' dishwasher, fridge & freezer, pull out drawer with bins storage, recessed lighting under wall and base units, 'Smiths' kickboard, electric heater, wall tiling, matching breakfast bar, recessed downlighters to ceiling,. wood effect flooring throughout, double radiator, upvc double glazed sliding patio doors to:-



UTILITY ROOM (Previously the Garage) 8'1" x 7'4"
(2.48m x 2.24m)



Further fitted base wall and drawer units with rolled edge worktops, inset single drainer sink unit with mixer tap, wall tiling, plumbing for washing machine and space for dryer and fridge freezer, tile effect flooring, glazed door to:-



STORAGE ROOM (Previously the garage) 9'2" x 8'5"
(2.80m x 2.58m)

With electric meter and roof space (partly boarded) up and over door to front, light, power and water connected.

CONSERVATORY 18'9" x 7'5" (5.72m x 2.27m)



2 wall light points, Gas 'Baxi Brazillia' fire, wood effect flooring, upvc double glazed windows and double opening upvc double glazed doors to rear garden, upvc double glazed side door, integral door to:-

OPEN TREAD STAIRCASE FROM THE HALL LEADS TO

FIRST FLOOR LANDING

Airing cupboard with hot water tank and slatted shelving, access to roof space, dado rail.

BEDROOM 1 15'3" x 10'2" (4.67m x 3.12m)



Including fitted wardrobes with mirror fronted doors, top cupboards and bedside cabinets with display shelving and lights, matching chest of drawers and dressing table, book/ display shelving, upvc double glazed window to rear, radiator. Views of the Great Orme.





DOUBLE ASPECT BEDROOM 2 11'6" x 10'2" (3.53m x 3.12m)



Built in cupboard with hanging rail, upvc double glazed windows to front, double radiator, views.



BEDROOM 3 11'0" x 8'9" (3.36m x 2.69m)



Built in cupboard with hanging rail, upvc double glazed window, radiator to rear. Views of the Great Orme.

BEDROOM 4 8'9" x 8'7" (2.68m x 2.64m)



Including fitted single mirror fronted wardrobes and top cupboards, upvc double glazed window to front, radiator, views.

TILED 3 PIECE BATHROOM



Suite comprising pedestal basin with electric 'Mira' sport shower over, vanity wash hand basin and display shelf, close coupled wc, shaver point, ladder style heated towel rail, wall cabinets, recessed downlighters to ceiling, upvc double glazed window.

OUTSIDE

FRONT GARDEN



With shaped lawn and shaped flower bed borders. Driveway to front provides off street parking for several cars.

REAR GARDEN



Landscaped rear garden to include shaped lawn with mature flower beds trees and shrubs, seating area with decorative chippings and raised fish pond with raised flower bed borders, further seating area with decorative chippings, timber garden shed. Double outside power socket on garage. Double outside power socket for pond.

TENURE



Is Freehold.

COUNCIL TAX

Council tax is 'E' obtained from www.conwy.gov.uk.

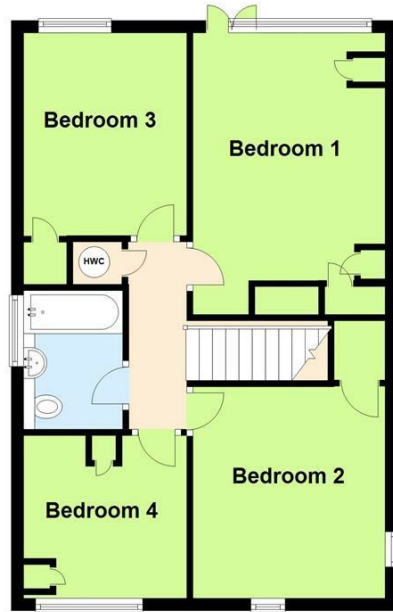
Ground Floor

Approx. 60.8 sq. metres (654.1 sq. feet)



First Floor

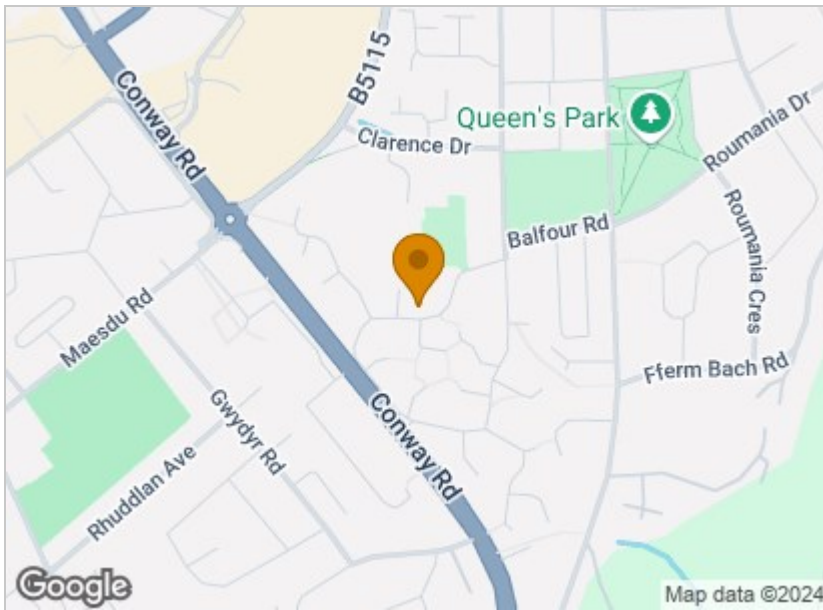
Approx. 53.8 sq. metres (579.0 sq. feet)



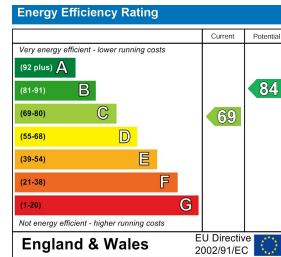
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Total area: approx. 114.6 sq. metres (1233.1 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed around Premier Inn Hotel filing into the left hand lane passing Mostyn Champneys, at the roundabout continue over to Craig y Don take the 1st turning on the right onto Clarence Rd, continue along Clarence Rd, at the 3rd turning on the right, turn onto Liddell Drive, continue along the road for approx 170 yards, the property is on the right hand side. Ref A424 - 04/04/24

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.

