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AUCTIONEERS
●
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£255,000

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www.bdahomesales.co.uk

THIS THREE BEDROOM SEMI-DETACHED FAMILY SIZED HOME IS IN NEED OF MODERNISATION, FIRST TIME IN THE OPEN MARKET FOR 60 YEARS. Within easy reach of the Craig y Don end of the Promenade, situated close to Craig y Don's Tennis Courts, Community Centre, Craig y Don Medical Practice, Primary School, together with local shops and promenade. The accommodation briefly comprises: Porch; Reception Hall; Lounge; Dining Room, Kitchen; First Floor Landing; 3 Bedrooms; 2-Piece Bathroom with overbath shower and Separate w.c. The property features electric heating and double glazed where specified. There are gardens to the front and rear and a drive for off road parking.

AS WE ARE UNABLE TO TEST THE SERVICES AT THE PROPERTY WE CANNOT COMMENT ON THE WORKING STATUS OF THE HEATING AND ANY APPLIANCE.

The accommodation comprises:-

FRONT DOOR

To:

PORCH

Inner door to:

RECEPTION HALL



Coloured leaded glass windows, Economy 7 heating, coved ceiling, cloaks cupboard.

LOUNGE 16'3" x 12'4" (4.97m x 3.76m)



Into upvc double glazed bay window, coved ceiling, Economy 7 heating, views to the Great Orme.

VIEW FROM THE LOUNGE



DINING ROOM 14'7" x 12'4" (4.47m x 3.78m)



Upvc double glazed windows and French door to rear garden, coved ceiling, Economy 7 heating.

KITCHEN 11'2" x 8'7" (3.42m x 2.63m)



Base, wall and drawer units, single drainer sink, plumbing for automatic washing machine, upvc double glazed window, understairs cupboard with electric meter, single glazed window. Side access door. Walk in shelved pantry.

A staircase from the Reception Hall leads to the:

FIRST FLOOR LANDING

Coloured leaded glass window, access to roof space.

BEDROOM 1 17'1" x 11'1" (5.22m x 3.40m)

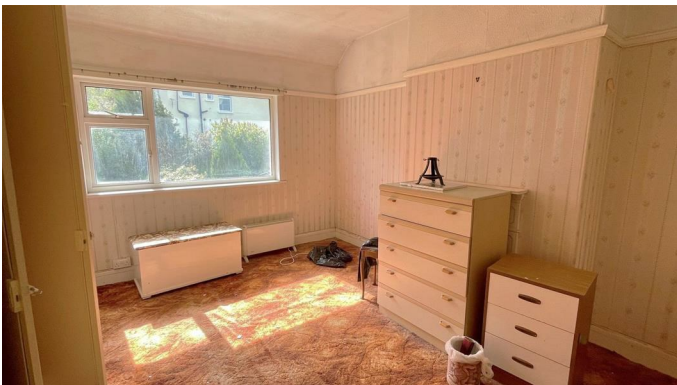


Into upvc double glazed bay window, built in wardrobes, Economy 7 heating, views to the Great Orme.

VIEW FROM BEDROOM 1



BEDROOM 2 14'7" x 12'3" (4.47m x 3.75m)



Upvc double glazed window, Economy 7 heating.

BEDROOM 3 8'11" x 8'9" (2.74m x 2.67m)



Upvc double glazed window, views to the Great Orme.

BATHROOM



Panel bath with electric shower over, pedesal wash hand basin, airing cupboard with immersion heater, wall mounted fan heater, upvc double glazed window.

SEPARATE W.C.

OUTSIDE

FRONT GARDEN

With chippings and shrubs.

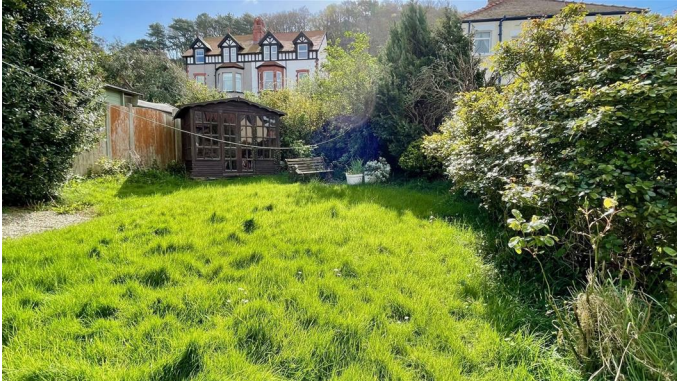
DRIVEWAY

For off road parking.

REAR GARDEN



With lawn, shrubs and patio.



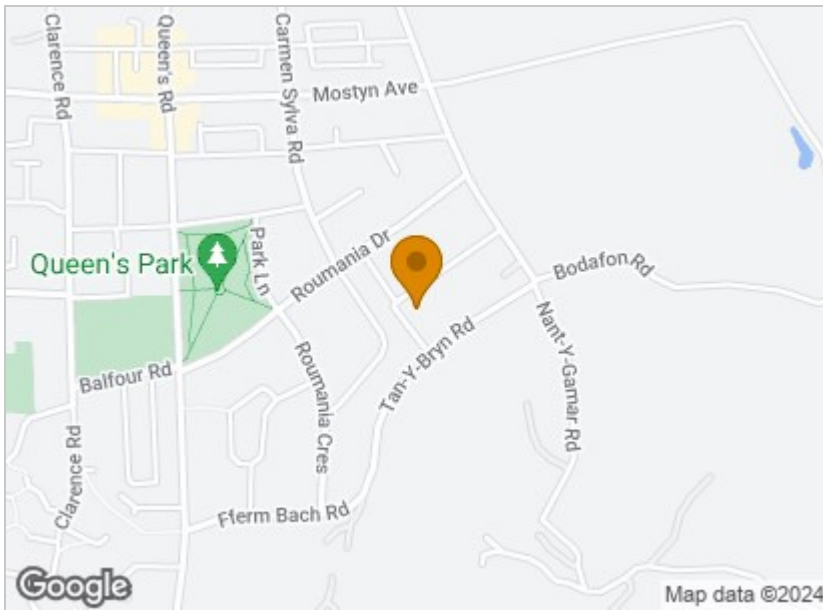
TENURE

The property is held on a FREEHOLD tenure.

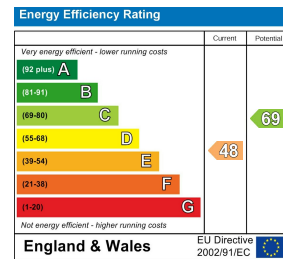
COUNCIL TAX BAND

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

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed round the Premier Inn Hotel keeping in the left hand lane heading towards Craig-y-Don, through the roundabout, proceed onto Mostyn Avenue, turn right onto Carmen Sylva Road, left onto Roumania Drive, right onto Princes Drive and left onto St Margarets Drive. REF: A29 16/04/24

We will be pleased to arrange a viewing of this Home

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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.

