

**Bryan Davies  
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£235,000

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[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)



THIS 3 BEDROOM SEMI DETACHED FAMILY SIZED HOME IS IN NEED OF MODERNISATION SITUATED ON THE POPULAR LIDDEL PARK DEVELOPEMENT IN A CUL DE SAC WITHIN EASY REACH OF LLANDUDNO. The accommodation briefly comprises:- hall; 2 piece cloakroom; lounge/ dining room; kitchen; first floor landing; 3 good sized bedrooms and a 3 piece family bathroom. Outside there is a front garden with shrubs and trees, a shared brick paved driveway leads to an attached single car garage, rear garden with lawn, shrubs, trees and a patio area. Currently held on a Leasehold tenure over 125 year term from 1973 with a peppercorn ground rent, however the owners are in the process of acquiring the freehold.

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:

Canopied entrance to:

**FRONT DOOR**

**HALL**

Double radiator, under stairs storage cupboard, cloaks cupboard.

**2 PIECE CLOAKROOM**



With vanity wash hand basin and low flush wc, wall tiling, radiator.

**LOUNGE/ DINING ROOM L SHAPED 17'8" x 16'4" (5.39m x 5.00m)**



Wall mounted gas coal effect fire, tv point, arch window through to kitchen, glazed aluminium sliding doors to rear garden, coving, 2 double radiators.



**KITCHEN 9'7" x 8'6" (2.94m x 2.60m)**



Fitted range of wooden base, wall and drawer units with wood effect worktops, single drainer sink unit, wall mounted gas boiler, space for cooker and fridge, wall tiling, double radiator.





A staircase from the entrance hall leads to:

**FIRST FLOOR LANDING**

Airing cupboard housing hot water tank, access to roof void.

**BEDROOM 1 13'6" x 8'10" (4.12m x 2.70m)**



Radiator.

**BEDROOM 2 11'7" x 10'5" max (3.54m x 3.20m max)**



Triple built in wardrobe with mirror fronted sliding doors, hanging rails and shelving, radiator.



**BEDROOM 3 9'2" x 8'7" (2.80m x 2.63m)**



Radiator.

**3 PIECE TILED BATHROOM**



Coloured suite in blue, comprising panel bath, pedestal wash hand basin, low flush wc, shaver point, mirror display shelf, wall tiling, radiator.

**OUTSIDE**

**FRONT GARDEN**

With shrubs, trees and pavings, shared driveway to side provides off street parking which leads to:

**ATTACHED SINGLE CAR GARAGE 17'7" x 8'10" (5.37m x 2.70m)**

With up and over door, gas and electric meter, light, power and water connected, side access to:

## REAR GARDEN



With lawn, shrubbery, mature trees and paved patio/seating area.



## TENURE

Tenure is LEASEHOLD on a 125 year lease from 1973 with a peppercorn ground rental - however the vendors are in the process of acquiring the Freehold.

## COUNCIL TAX

Is 'D' as obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)



## Ground Floor

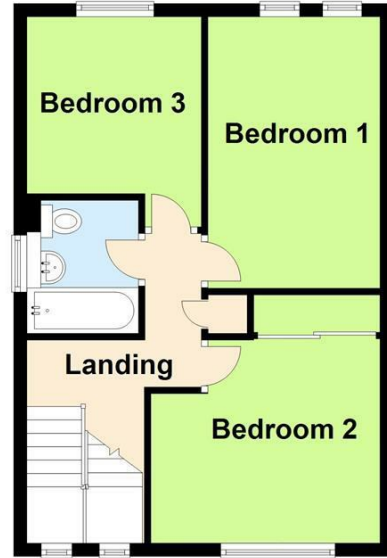
Approx. 58.0 sq. metres (624.7 sq. feet)



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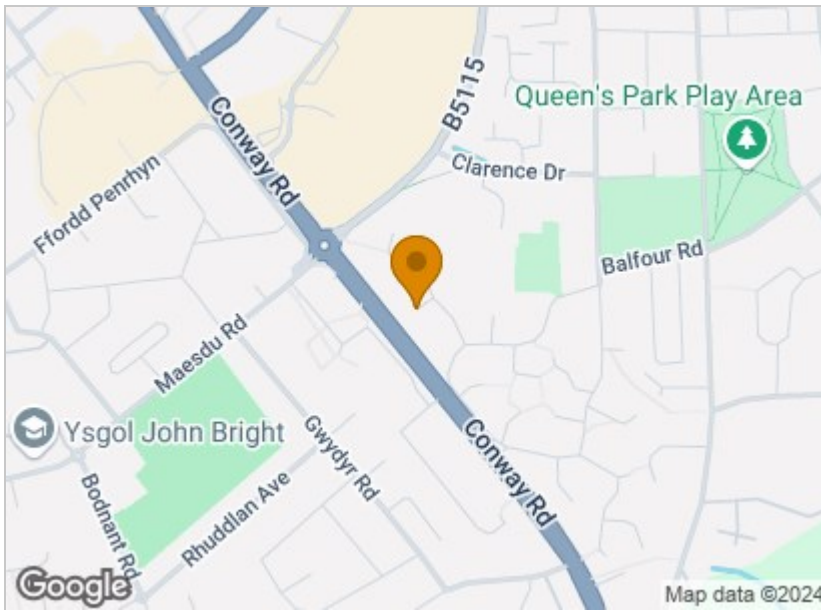
## First Floor

Approx. 44.0 sq. metres (473.1 sq. feet)

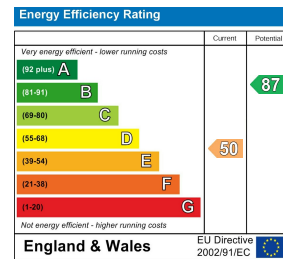


Total area: approx. 102.0 sq. metres (1097.8 sq. feet)

### 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, turn right into Kingsway, turn next left into Queensway, the property is tucked away on the left hand side up a shared brick paved driveway. Ref A475 25/07/24

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.

