

**Bryan Davies  
+ Associates**

4 MOSTYN STREET  
LLANDUDNO  
LL30 2PS  
(01492) 875125

AUCTIONEERS  
●  
ESTATE AGENTS

email: [llandudno@bdahomesales.co.uk](mailto:llandudno@bdahomesales.co.uk)

5 Carpenter Avenue Liddell Park, Craig y don,  
Llandudno, Conwy, LL30 1YW



£399,950

 4  1  2  B

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



THIS LOVELY 4 BEDROOM DETACHED FAMILY SIZE HOME SITS AT THE END OF A CUL DE SAC WITH WELL KEPT GARDENS TO THE SIDE AND REAR AND WITHIN A MILE OF LLANDUNO TOWN CENTRE. The accommodation briefly comprises:- porch; hall; 2 piece cloakroom; through lounge; separate dining room; kitchen with a range of modern units, built in appliances and marble worktops; separate utility room; first floor landing; 4 bedrooms and a 4 piece family shower room with corner shower and bidet. The property features gas fired central heating, upvc double glazed windows, 18 solar panels provide electricity to the property. From the front there is a triple width driveway leading to the double garage with automatic up and over door. At the rear and side there are well maintained gardens with lawn, flowerbeds, shrubs, trees, patio and decked areas as well as soft fruit trees, vegetable plots and a good sized garden shed. The property is Freehold.

#### The accommodation comprises :-

Upvc double glazed FRONT DOOR and side panel to small porch.

#### PORCH

Timber glazed door into hallway.

#### HALL

Double cloaks cupboard and separate under stairs storage area.

#### TILED 2 PIECE CLOAKROOM



WC, vanity wash hand basin, low flush wc, ladder style towel warmer, extractor fan, shaver point.

#### THROUGH LOUNGE 21'4" x 10'10" (6.51m x 3.32m)



Marble fireplace and gas fire inset, upvc double glazed patio doors with views to rear garden, 2 radiators, 4 wall light points.



#### DINING ROOM 15'7" x 8'7" (4.75m x 2.64m)



Radiator, views to rear garden.



**KITCHEN 12'1" x 9'3" (3.69m x 2.83m)**



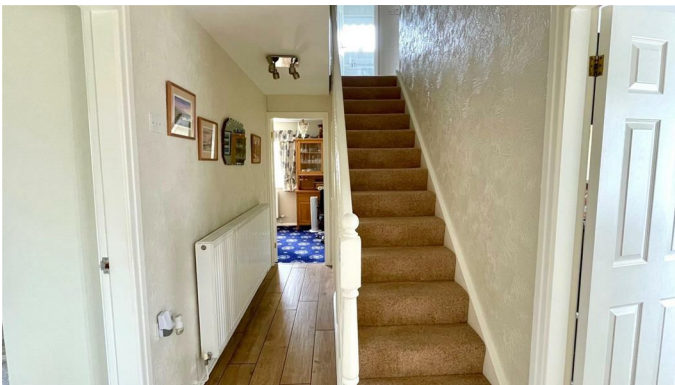
Range of cream base, wall and drawer units with marble worktops and splashback. Inset single hob and chimney style extractor fan. Unit housing double eye level electric oven, pull out larder unit, integral large fridge, integral dishwasher, 1½ bowl stainless steel sink and mixer tap, radiator and ladder style towel warmer, tiled flooring.

**UTILITY 6'0" x 5'5" (1.85m x 1.66m)**



Storage unit with marble work top, single sink and mixer tap and 3 drawer freezer unit, space for a washing machine, ladder style towel rail, stable door to rear garden.

**Stairs from the hall to first floor**



**FIRST FLOOR LANDING**

Loft hatch access, airing cupboard housing hot water tank and shelving.

**DOUBLE ASPECT BEDROOM 1 12'4" x 11'11" (3.76m x 3.64m)**



Built in storage cupboard/ wardrobe, radiator, views of The Great Orme.

**VIEW FROM BEDROOM 1**



**BEDROOM 2 11'10" x 11'7" (3.62m x 3.54m)**



Radiator, views towards The Great Orme.



### BEDROOM 3 9'7" x 9'3" (2.94m x 2.84m)



Built in storage cupboard/ wardrobe, radiator.

### BEDROOM 4 9'3" x 7'0" (2.84m x 2.15m)



Radiator.

### FULLY TILED SHOWER ROOM



Corner shower cubicle with mains shower, vanity wash hand basin, low flush wc, bidet, radiator, ladder style towel warmer, extractor fan, shaver point.

### FRONT GARDEN

Driveway with parking for 2/3 cars. Small garden area with paved pathway, trellis, fencing and hedgerow boundary.

### DOUBLE GARAGE



Double sized garage with electric door, double drainer sink unit, base unit and larder unit, shelving, space for freezer, 'Vaillant' gas fired central heating boiler, 2 radiators, space for tumble dryer, solar power electricity unit and meters.

### REAR GARDEN



Raised beds with vegetables and soft fruits, good sized timber shed, pathways with slate chippings, well established plantings, trees and bushes, decked boardwalk leading to summer house with electric and lights and raised decking area, paved patio seating area, raised lawn area surrounded by trees and bushes, fence and hedgerow boundaries, 2 side gates to property.





**COUNCIL TAX**

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

**TENURE**

The property is held on a FREEHOLD tenure.



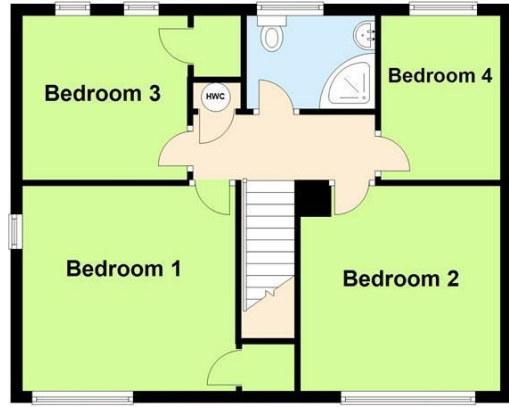
### Ground Floor

Approx. 88.6 sq. metres (953.7 sq. feet)



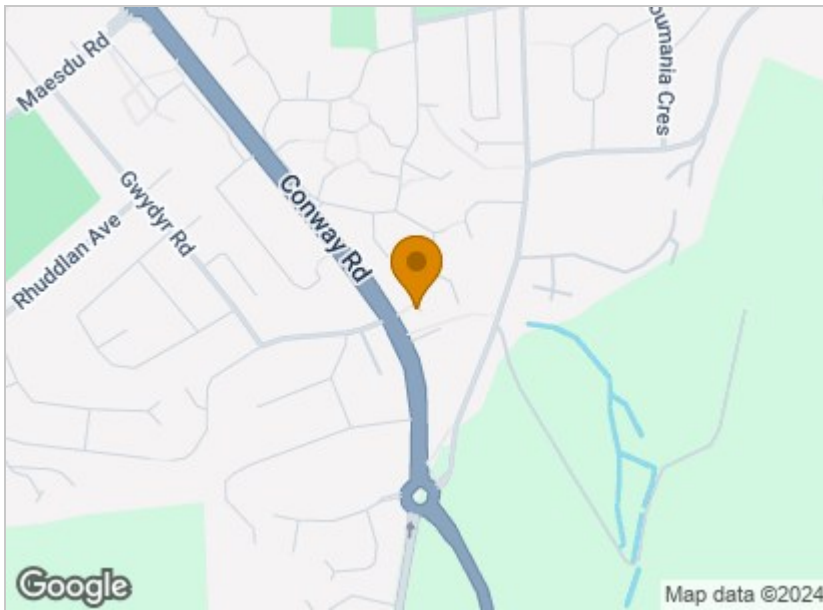
### First Floor

Approx. 53.7 sq. metres (578.1 sq. feet)

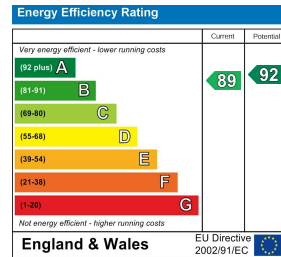


Total area: approx. 142.3 sq. metres (1531.8 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From our Llandudno Office proceed past Broadway Hotel, filing into the left hand lane, passing the swimming pool, through the roundabout and take the first turning on the right into Clarence Road, follow the road to its end and turn left onto Liddell drive, then right onto Carpenter Avenue and the property can be viewed on the left hand side at the end of the cul-de-sac. Ref A522 02/08/24

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: [llandudno@bdahomesales.co.uk](mailto: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.

