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3A Liddell Drive, Craig y Don, Llandudno, Conwy,  
LL30 1UH



£149,950

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

THIS SPACIOUS PURPOSE BUILT TWO BEDROOM FIRST FLOOR APARTMENT WITH A GARAGE IS SITUATED ON THE LEVEL WITHIN EASY WALKING DISTANCE OF CRAIG Y DON SHOPS AND PROMENADE, AND LESS THAN A MILE FROM LLANDUDNO TOWN CENTRE.

The accommodation briefly comprises- front door to small hall; staircase to first floor; lounge/dining room; kitchen with built-in oven and hob and cooker hood; 2 bedrooms and 3-piece bathroom with shower mixer tap. The property features gas fired central heating and double glazing as specified. Outside – front garden with shrubs and chipping and a driveway leads to a single car garage.

The accommodation comprises:

Opaque front door to the:

#### SMALL HALL

Door and stairs to the:

#### FIRST FLOOR LANDING

Boiler cupboard with combination boiler.

TRIPLE ASPECT LOUNGE/DINING ROOM 8'0" x 14'6"  
(2.44m x 4.42m)



Double and single radiator, upvc double glazed windows with limited views to Conwy mountains and the Great Orme.



KITCHEN 9'1" x 8'1" (2.79m x 2.48m)



Range of base, wall and drawer units incorporating round edge worktops and 1½ bowl sink unit with mixer tap, plumbing for washing machine, wall tiling, built in oven, four ring gas hob, secondary glazing.

BEDROOM 1 10'7" x 10'6" (3.25m x 3.21m)



Plus built in wardrobes, upvc double glazed window.

BEDROOM 2 8'7" x 8'7" (2.64m x 2.62m)



Secondary glazed window.

### TILED 3 PIECE BATHROOM



Panel bath with shower and mixer tap, pedestal wash hand basin and close couple w.c., ladder style towel warmer.

### OUTSIDE

#### FRONT GARDEN



With shrubs and chippings.

### DRIVEWAY

leads to the:

### SINGLE CAR GARAGE

With up and over door.

### TENURE

TENURE – The property is held on a LEASEHOLD tenure from 07 May 2024 to 14 June 2188. Ground Rent is £10.00.

### COUNCIL TAX BAND

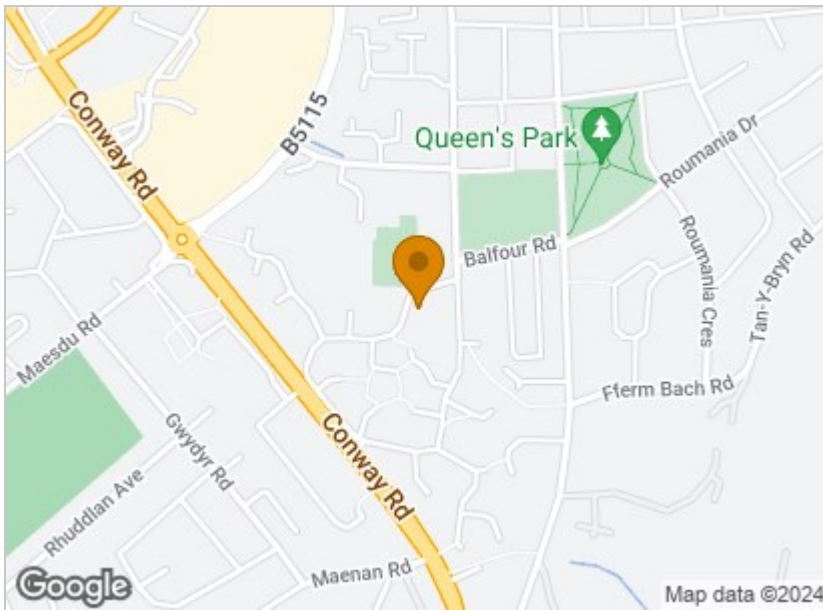
COUNCIL TAX BAND Is 'C' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)



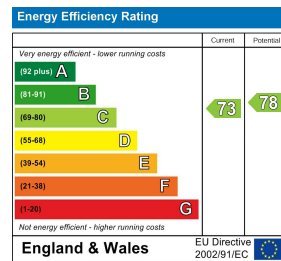
Total floor area 77.0 sq.m. (829 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

### 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 Liddell Drive and the property can be viewed on the left hand side within 60 yards. A530 05/08/24

We will be pleased to arrange a viewing of this Home

01492 875125

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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.

