

**Bryan Davies
+ Associates**

4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125

AUCTIONEERS
●
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

27 Liddell Drive, Craig y Don, Llandudno, Conwy,
LL30 1UH



No Onward Chain £345,000

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www.bdahomesales.co.uk

THIS 4 BEDROOM DETACHED FAMILY SIZED HOUSE IS SITUATED ON THE POPULAR LIDDELL PARK DEVELOPMENT WITHIN LEVEL WALKING DISTANCE OF ASDA, PARC LLANDUDNO, MOSTYN CHAMPNEYS AND MOSTYN STREET.

The accommodation, which is in need of some updating, briefly comprises: door to hall, two piece cloakroom, double aspect lounge with double doors leading to dining room and upvc double glazed patio door to rear garden; kitchen and utility room. A staircase leads to the first floor landing, four bedrooms and three piece bathroom. The property features gas fired central heating and upvc double glazed windows (as specified). Outside – gardens to the front and rear and drive for off road parking leads to garage (5.20m x 5.02m - 17'0" x 16'5").

N.B. LEASEHOLD TENURE OVER A 125 YEAR TERM FROM 1973, 74 YEARS LEFT ON THE LEASE.

The accommodation comprises:

Canopied entrance with light, upvc double glazed leaved front door and sidelight to:

HALL

Two radiators.

2 PIECE CLOAKROOM



With wash hand basin, low flush w.c., display shelving, wall tiling, radiator.

DOUBLE ASPECT LOUNGE 21'5" x 11'3" (6.54m x 3.43m)



Fire surround with display mantle, marble back and hearth, inset gas coal effect fire, T.V. point, coving, upvc double glazed windows with deep display sill, two radiators.

Double opening glazed doors to:

DINING ROOM 15'8" x 8'9" (4.78m x 2.67m)



Coving, double radiator, upvc double glazed door to rear garden.

KITCHEN/DINING ROOM 12'4" x 9'4" (3.76m x 2.85m)



Fitted range of base, wall and drawer units, corner display shelving with round edge worktops incorporating inset 1½ bowl sink unit with mixer taps, inset 'NEFF' electric oven and four ring gas hob with cooker hood over and under unit lighting, T.V. point, double radiator, wall and floor tiling, upvc double glazed window overlooking rear garden.

UTILITY ROOM

Wall units, plumbing for automatic washing machine, access to roof space, floor tiling, wall mounted 'Worcester' gas fired central heating and hot water boiler, upvc double glazed door to rear garden.

An open tread staircase from the Hall leads to:

FIRST FLOOR LANDING

Access to roof space, airing cupboard with hot water tank and shelving.

BEDROOM 1 12'7" x 11'8" (3.85m x 3.57m)



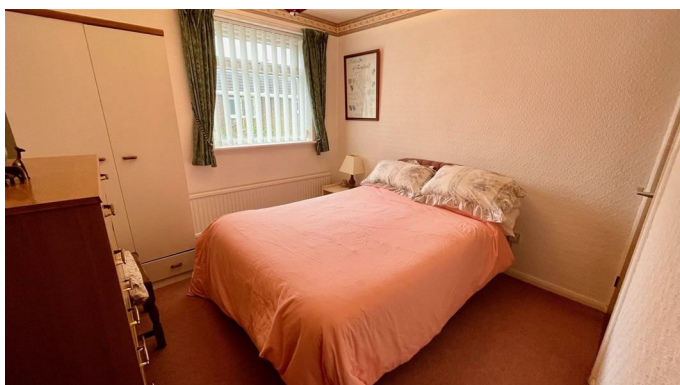
Walk in storage cupboard, wardrobe with shelving, double radiator, upvc double glazed window to rear.

DOUBLE ASPECT BEDROOM 2 11'6" x 11'5" (3.51m x 3.49m)



Radiator, upvc double glazed windows.

BEDROOM 3 9'7" x 9'6" (2.93m x 2.92m)



Built-in wardrobe, radiator, upvc double glazed window.

BEDROOM 4 9'10" x 6'11" (3.02m x 2.13m)



Radiator, upvc double glazed window to front.

TILED 3-PIECE BATHROOM



Coloured suite comprising panel bath with mixer tap and shower attachment, pedestal wash hand basin, low flush w.c., recessed spotlights, shaver point, radiator, single glazed window.

OUTSIDE

FRONT GARDEN

With lawn, flower beds, paving, side gate, pathways, decorative chippings.

DOUBLE WIDTH DRIVEWAY

provides off road parking leading to:

DOUBLE GARAGE 17'0" x 16'5" (5.18m x 5.00m)

With automatic up and over door, single drainer sink unit, power, light and water connected, gas and electric meter, access to roof space, rear personal door.

REAR GARDEN



With lawns, flower beds, shrubs, decorative chippings, pavings, pathway, seating areas, shrubs and trees.

TENURE

The property is held on a LEASEHOLD tenure over a 125 year term from 25th June, 1973 with a Peppercorn Ground Rent.

N.B. 74 YEARS LEFT ON THE LEASE.

COUNCIL TAX BAND

COUNCIL TAX BAND Is 'E' obtained from www.conwy.gov.uk

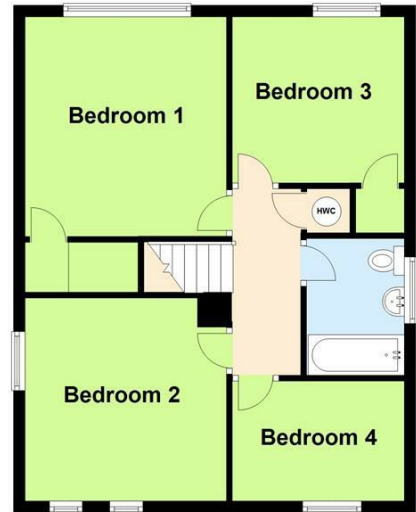
Ground Floor

Approx. 89.4 sq. metres (962.4 sq. feet)



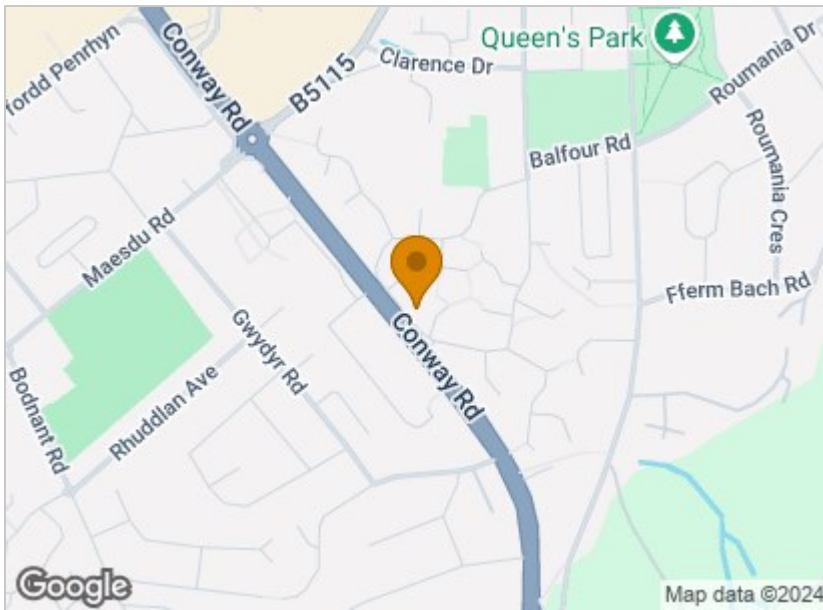
First Floor

Approx. 54.7 sq. metres (589.3 sq. feet)

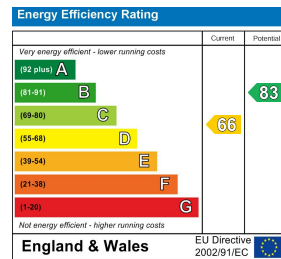


Total area: approx. 144.2 sq. metres (1551.7 sq. feet)

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 150 yards, the property is on the right hand side. A548 270824 Rev 30/08/24

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.

