

**Bryan Davies
+ Associates**

**4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125**

**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

**107 Clarence Road, Craig y Don, Llandudno, Conwy,
LL30 1DT**



£310,000

 3  2  3  D

www.bdahomesales.co.uk

THIS IS A GOOD SIZED THREE BEDROOM DETACHED FAMILY HOME IN A CUL DE SAC OF JUST FOUR PROPERTIES BUILT IN THE 1990's WITHIN AN EASY LEVEL WALKING DISTANCE OF CRAIG Y DON SHOPS, BUS STOPS AND AMENITIES AND A DOCTORS SURGERY. THE PROMENADE AND LLANDUDNO TOWN CENTRE ARE ALL WITHIN A SHORT WALK.

The accommodation briefly comprises:- front door to hall; 2 piece cloakroom; lounge; separate dining room; upvc double glazed conservatory; kitchen with a range of modern units, built in oven, hob and cooker hood. A staircase from the lounge leads to the first floor landing; principal bedroom with built in wardrobe and en-suite 3-piece shower room; 2 further bedrooms and family bathroom. The property features gas fired central heating and upvc double glazed windows. Outside – easily maintained gardens to the front and rear and parking for two cars.

The accommodation comprises:

Upvc double glazed entrance door into:

HALL

With coved ceiling, telephone point.

2 PIECE CLOAKROOM



With a 2 piece suite comprising low level w.c. and pedestal wash hand basin, radiator, part tiled wall, tiled floor, upvc double glazed window to the side.

LOUNGE 19'6" x 16'11" (5.96m x 5.18m)



With feature fireplace and gas fire, T.V. point, coved ceiling, double radiator, upvc double glazed window.



DINING ROOM 10'11" x 8'9" (3.33m x 2.69m)



Coved ceiling, radiator, double glazed sliding patio doors leading into the:

UPVC DOUBLE GLAZED CONSERVATORY 9'2" x 9'0" (2.81m x 2.75m)



Tiled floor, upvc double glazed door leading out to rear garden.

KITCHEN 10'11" x 10'11" (3.33m x 3.33m)



Range of modern fitted wall, base and drawer units with complementary worktop incorporating inset 1½ bowl single drainer sink, plumbing for washing machine, electric oven, inset four ring electric hob with extractor fan over, wall mounted gas fired central heating boiler, telephone point, radiator, upvc double glazed window to the rear, double glazed door leading out to the side of the property.



A staircase from the lounge leads to the:

FIRST FLOOR LANDING



Access to roof space, smoke alarm, built in cupboard, upvc double glazed window to the side.

BEDROOM 1 13'5" x 9'8" to wardrobes (4.10m x 2.95m to wardrobes)



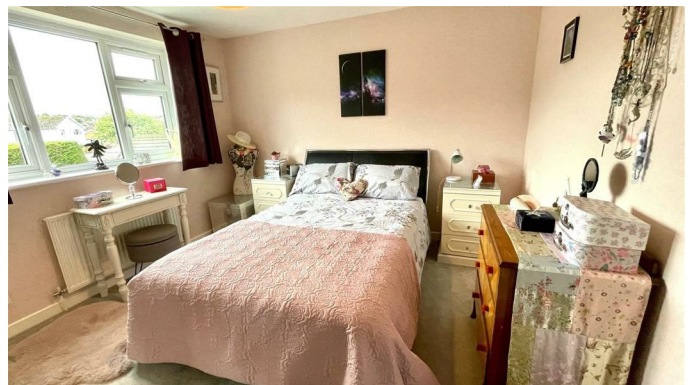
Range of built in wardrobes and drawers, radiator, upvc double glazed window with distant views towards the 'Great Orme'.

EN-SUITE SHOWER ROOM



Three piece suite comprising shower cubicle, pedestal wash hand basin and low flush w.c., radiator, extractor fan, part tiled walls, upvc double glazed window to the side.

BEDROOM 2 11'9" x 11'0" (3.60m x 3.37m)



Fitted wardrobes, radiator, double glazed window to the rear.

BEDROOM 3 8'1" x 7'10" (2.47m x 2.39m)



Upvc double glazed window with distant views towards the 'Great Orme'.

BATHROOM



Three piece coloured suite comprising panelled bath, pedestal wash hand basin and low level w.c., tiled walls, upvc double glazed window to rear.

OUTSIDE

FRONT GARDEN

With lawn, paved pathway leading to the front entrance and gate giving access down to the side of the property.

PARKING

For two vehicles.

REAR GARDEN



Enclosed by mature hedging, mainly laid to lawn with a paved patio area, outside water tap, timber storage shed, walling and timber slat fencing.

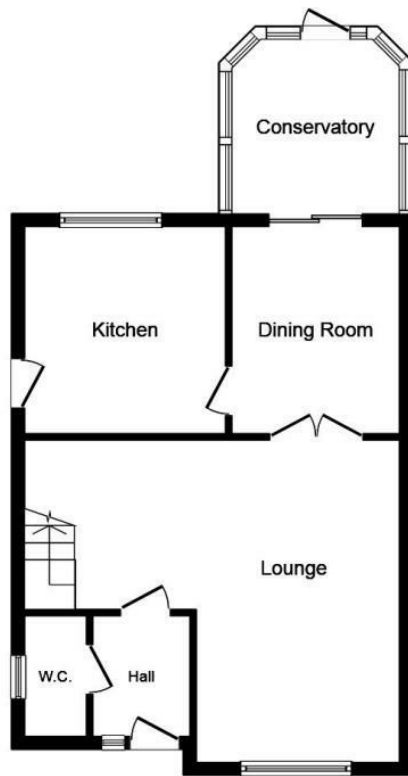


TENURE

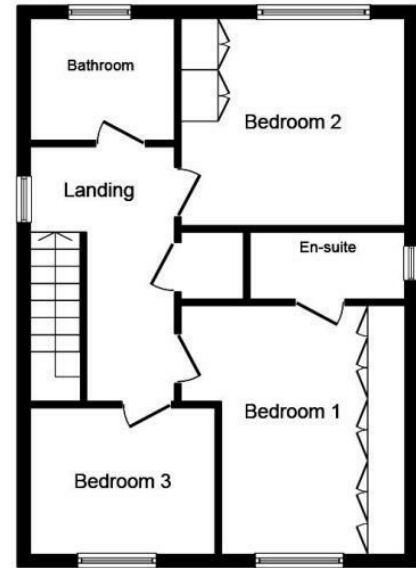
The property is held on a FREEHOLD tenure.

COUNCIL TAX

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



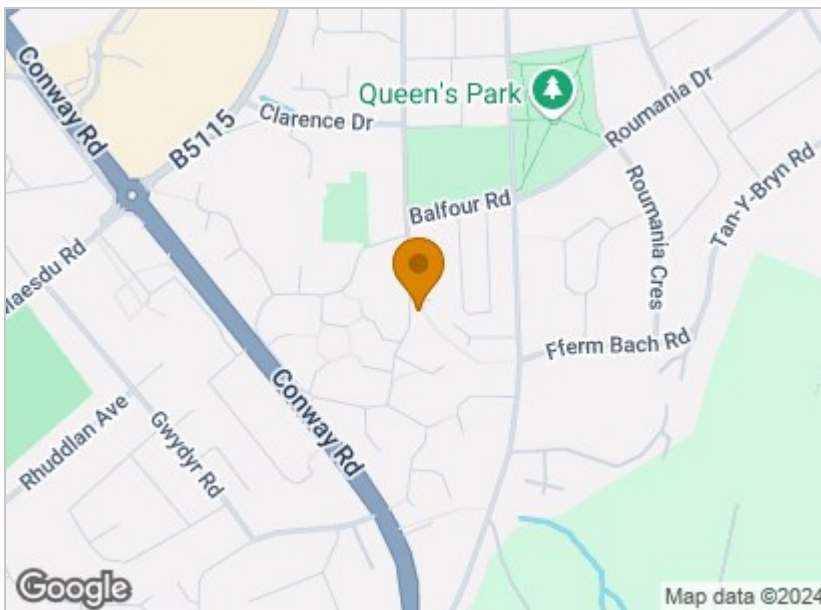
Ground Floor



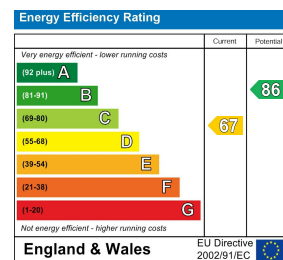
First Floor

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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, take the 5th turning on the left into the small cul de sac and the property is on the right hand side. A554 06/09/24

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.

