

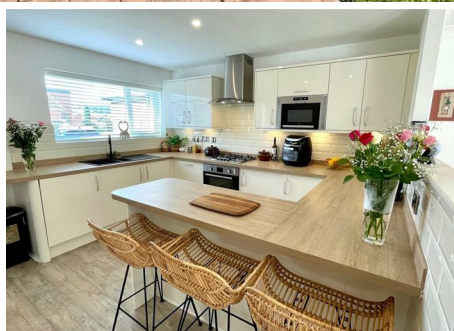
**Bryan Davies
+ Associates**

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LLANDUDNO
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**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

9 Emery Down, Liddell Park, Craig y Don, Llandudno, Conwy, LL30 1UG



£310,000

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www.bdahomesales.co.uk

THIS IS A GORGEOUS 3 BEDROOM DETACHED UPDATED BUNGALOW SITUATED IN A CUL DE SAC ON THE POPULAR LIDDELL PARK DEVELOPMENT AND WITHIN LEVEL WALKING DISTANCE OF CRAIG Y DON SHOPS AND THE PROMENADE, LESS THAN A MILE FROM LLANDUDNO TOWN CENTRE. The accommodation briefly comprises: upvc double glazed sun porch; door to hall; open plan lounge/ dining/ kitchen with range of modern units and built in appliances; lounge area provides access to upvc double glazed conservatory with double opening doors leading to the rear garden; two double sized bedrooms with built in wardrobes; third bedroom and a modern 3 piece shower room. The property features upvc double glazed windows and gas fired central heating. Outside front garden with lawn, shrubs, drive for off road parking leads to an attached single car garage. Southerly facing rear garden with lawn and patio area.

INTERNAL INSPECTION HIGHLY RECOMMENDED

The accommodation comprises:

Upvc double glazed front door to:

SUN PORCH



Wood effect flooring, upvc double glazed windows, sliding upvc double glazed doors to

HALL

Access to roof space, storage cupboard with shelving, airing cupboard with slatted shelving housing 'Potterton' gas fired central heating and hot water boiler.

OPEN PLAN LOUNGE/ DINING ROOM/ KITCHEN



LOUNGE AREA 18'10" x 11'7" (5.75m x 3.54m)



With wood effect flooring, 2 wall light points, tv point, radiator, recessed ceiling light, upvc double glazed sliding door to

CONSERVATORY 11'11" x 9'11" (3.64m x 3.04m)



Upvc double glazed with opening lights, double opening upvc doors to garden, tiled floor.



KITCHEN 11'8" x 11'6" (3.56m x 3.52m)



Fitted range of cream fronted base, wall and drawer units with wood effect round edge worktops incorporating inset 1½ bowl sink unit with mixer taps, integrated electric oven and 4 ring gas hob with stainless steel cooker hood over, integrated washing machine, fridge, separate freezer, matching breakfast bar, under unit lighting, wall tiling, recessed downlighters to ceiling, under unit lighting, wood effect flooring, double radiator, telephone point.

BEDROOM 1 11'6" x 10'7" (3.53m x 3.23m)



Plus fitted triple mirror fronted wardrobe with sliding doors, hanging rails and shelving, wood effect flooring, upvc double glazed window, double radiator.



BEDROOM 2 10'5" x 7'10" (3.19m x 2.41m)



Plus built in triple wardrobe with mirror fronted sliding doors, hanging rails and shelving wood effect flooring, upvc double glazed window, radiator.



BEDROOM 3 9'7" x 6'11" (2.93m x 2.11m)



Wood effect flooring, upvc double glazed window, radiator.

REFITTED 3 PIECE SHOWERROOM



Comprises large shower stall with mains shower and twin shower heads, vanity wash hand basin with display shelf, close coupled wc, plastic wall cladding, ladder style towel rail, wood effect flooring, upvc double glazed window.

OUTSIDE

FRONT GARDEN

With lawn, flower beds, shrubs, pavings and seating area. Driveway to front provides off street parking for 2 cars which leads to

SINGLE CAR GARAGE 16'9" x 8'8" (5.11m x 2.66m)

Power, light and water connected, up and over door, gas and electric meters.

REAR GARDEN



With lawns, pavings, decorative chippings, seating areas, drying area, pathways, side gated access.



COUNCIL TAX

Is 'E' as obtained from www.conwy.council.gov.uk

TENURE

Is 'Freehold'

Ground Floor

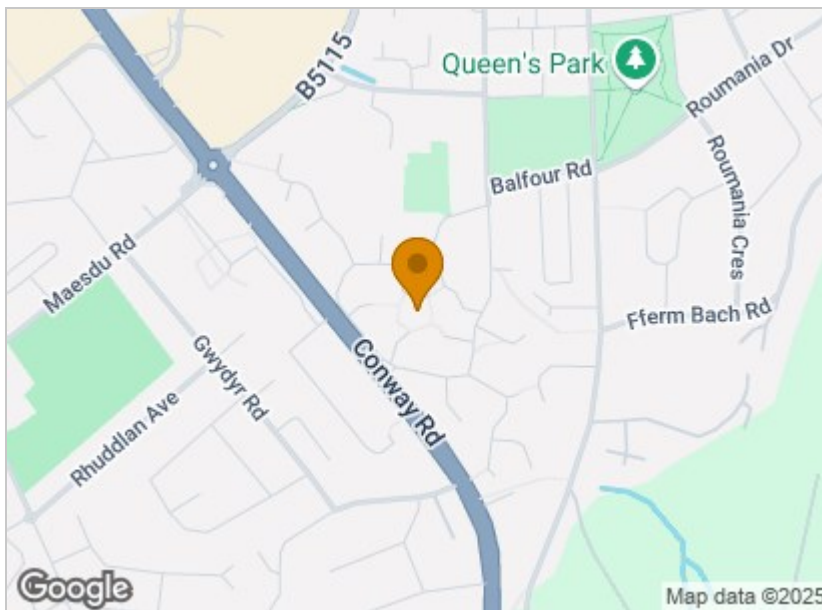
Approx. 103.8 sq. metres (1117.1 sq. feet)



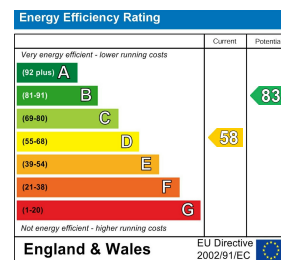
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Total area: approx. 103.8 sq. metres (1117.1 sq. feet)

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, take the next left into Emery Down, follow the road round to its end and the property is right in front of you. REF: A560 13/09/24 REV 13/04/25

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.

