

**Bryan Davies  
+ Associates**

4 MOSTYN STREET  
LLANDUDNO  
LL30 2PS  
(01492) 875125

AUCTIONEERS  
●  
ESTATE AGENTS

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

## 2 Park Lane, Craig y Don, Llandudno, Conwy, LL30 1PQ



£315,000

 3  1  2  D

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

THIS TRADITIONAL THREE BEDROOM SEMI-DETACHED FAMILY SIZED HOME IN NEED OF SOME UPDATING BUT RETAINING A LOT OF ORIGINAL FEATURES OVERLOOKS CRAIG Y DON PARK AND WITHIN EASY LEVEL WALKING DISTANCE OF THE LOCAL SHOPS AND PROMENADE.

The accommodation briefly comprises: porch; entrance hall; through lounge; separate dining room with bow window; kitchen; rear porch with separate w.c.; utility room. A staircase from the hall leads to the first floor landing; three bedrooms and a two piece bathroom with over bath shower and separate w.c. The property features gas fired central heating from a modern combination boiler and upvc double glazed windows to the majority of the house. Outside there is a small front garden with lawn, flowerbeds and shrubs; driveway for off road parking leads to a single car garage with automatic roller door; rear garden with lawn, flower beds and shrubs.

The accommodation comprises:

Side aspect glazed front door to:

#### PORCH

Picture rails, quarry tiled floor, glazed door to:

#### ENTRANCE HALL

Picture rails, radiator.

#### DOUBLE ASPECT LOUNGE 16'10" x 11'5" (5.14m x 3.48m)



Pine fire surround with decorative tiled surround with inset coal effect electric fire with display shelf, picture rails, radiator, double aspect upvc double glazed windows to front and rear.



#### DINING ROOM 13'9" x 12'11" (4.20m x 3.94m)



Pine fire surround, picture rails, double radiator, exposed and polished floorboards, upvc double glazed bow window.

#### KITCHEN 9'9" x 9'8" (2.99m x 2.96m)



Fitted range of beech effect fronted base, wall and drawer units with under unit lighting, round edge worktops incorporating 1½ bowl sink with mixer tap, built in cupboard with shelving, picture rails, tiled effect flooring, quarry tiled floor, upvc double glazed window, under stairs storage cupboard with access into lounge, pantry cupboard with pine panelling, shelving and glazed window.

#### REAR PORCH

With glazed door to rear garden.

#### SEPARATE LOW FLUSH W.C.

With glazed window.

#### UTILITY ROOM

With plumbing for an automatic washing machine, gas fired combi central heating and hot water boiler.

An enclosed staircase from the entrance hall leads to:

## FIRST FLOOR LANDING



Split level landing with access to roof space, picture rails, radiator, glazed window to rear.

## BEDROOM 1 14'5" x 12'11" (4.41m x 3.95m)



Into upvc double glazed bow window to front, picture rails, double radiator.

## VIEW FROM BEDROOM 1



## BEDROOM 2 11'5" x 10'7" (3.48m x 3.25m)



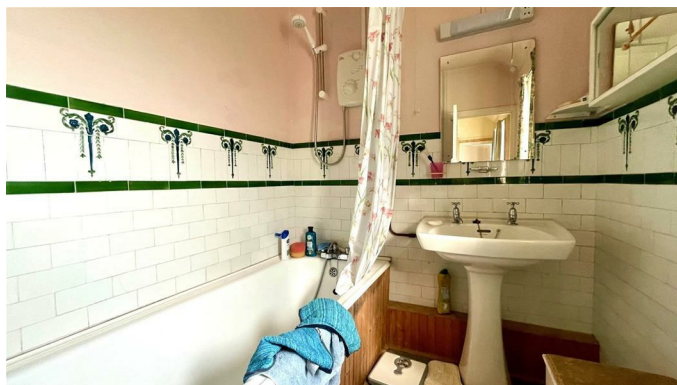
Decorative fire surround, picture rails, radiator, upvc double glazed window to front.

## BEDROOM 3 10'7" x 6'9" (3.24m x 2.06m)



Into built-in wardrobe and top cupboard, drawer, picture rails, radiator, two upvc double glazed windows.

## BATHROOM



Two piece suite comprising panel bath with mixer tap and electric shower over, pedestal wash hand basin, feature decorative tiling, built in airing cupboard with shelving, double radiator, glazed window.

## SEPARATE LOW FLUSH W.C.

Glazed window.

## OUTSIDE - FRONT GARDEN



With shaped lawn, stone walling, beds and hedging.

## GOOD SIZED DRIVEWAY

Provides off street parking for several cars leading to:

## SINGLE CAR GARAGE 16'4" x 10'2" (5.00m x 3.11m)

Roller door, power and light.

## WORKSHOP (to rear of garage) 10'3" x 7'11" (3.13m x 2.42m)

Water, power and light, 'Belfast' style sink, door to garden.

## REAR GARDEN



Good sized with shaped lawn, flower beds, shrubs, trees, apple trees, timber garden shed.



## TENURE

TENURE – The property is held on a FREEHOLD tenure.

## COUNCIL TAX BAND

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

## Ground Floor

Approx. 57.9 sq. metres (623.7 sq. feet)



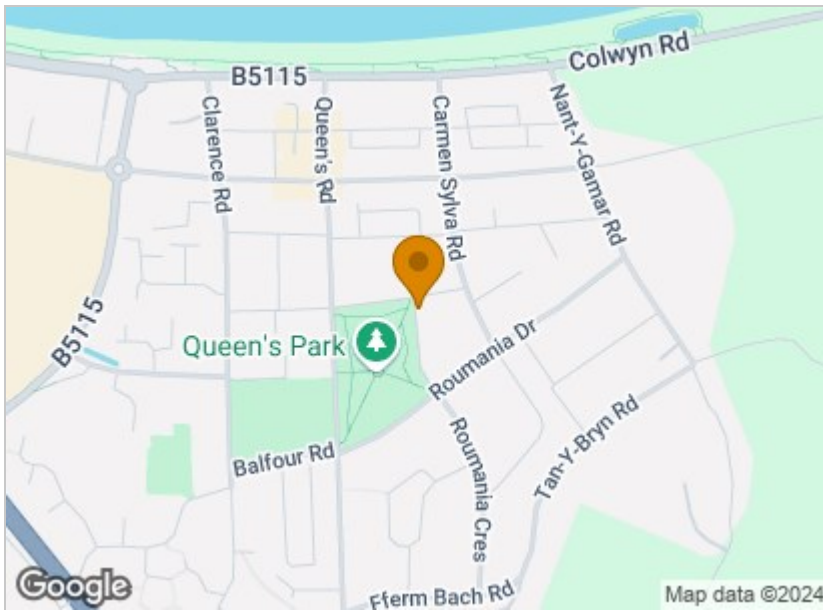
## First Floor

Approx. 50.5 sq. metres (543.9 sq. feet)

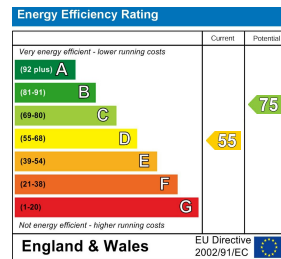


Total area: approx. 108.5 sq. metres (1167.6 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From our Llandudno Office proceed past the Broadway Hotel keeping in the left hand lane heading towards Craig-y-Don, through the roundabout, onto Mostyn Avenue and within 400 yards the Co-op will be noted on the corner, turn right onto Queens Road, 2nd left onto Park Avenue and 1st right into Park Lane and the property can be viewed on the right hand side overlooking the park within 60 yards. A513 20/09/24

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.

