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£340,000



www.bdahomesales.co.uk

THIS SPACIOUS FOUR BEDROOM SEMI DETACHED EDWARDIAN FAMILY HOME IS SITUATED CLOSE TO CRAIG Y DON PARK AND SHOPS AND WITHIN EASY ACCESS OF THE PROMENADE. The accommodation briefly comprises:- reception hall; lounge with French door to the rear garden; separate dining room with bay window; kitchen/ breakfast room with a range of modern units; rear porch/utility with separate w.c.; first floor landing; 4 good sized bedrooms and a modern 4 piece bathroom with overbath shower. The property features gas fired central heating and upvc double glazed windows as specified. Outside - gardens to front and rear and a pre-fabricated single car garage is accessed from Princes Drive at the rear of the property.

The accommodation comprises:-

FEATURE CANOPIED ENTRANCE/ SEATING AREA
With decorative quarry tiled floor.

COLOURED LEADED FRONT DOOR
To:-

PORCH
Oak block parquet flooring, inner glazed door to:-

RECEPTION HALL 13'6" x 12'4" max (4.14m x 3.77m max)
Oak block parquet flooring, dado rails, picture rails, coving, feature coloured leaded windows, telephone point, understairs storage cupboard with electric meter, double radiator.

LOUNGE 20'8" x 12'5" max (6.31m x 3.79m max)



Oak fire surround with inset gas coal effect fire, marble back and hearth, picture rails, coving, 2 single radiators, upvc double glazed French door with upvc double glazed sidelights to rear garden.



DINING ROOM 15'10" x 12'7" (4.84m x 3.86m)



Into upvc double glazed bay window. Oak fireplace with display shelving and mantle, tiled back and hearth, picture rails, coving, double and single radiator.

KITCHEN/ BREAKFAST ROOM 13'10" x 12'2" max (4.24m x 3.72m max)



Fitted range of maple effect fronted base, wall and drawer units with round edge worktops incorporating single drainer sink unit, plumbing for a dishwasher and space for fridge/freezer, space for cooking range, built-in cupboard, recessed down lighters to ceiling, walk-in pantry with shelving, 2 upvc double glazed windows.



UTILITY ROOM/ BOILER ROOM

Plumbing for a washing machine, shelving, space for freezer, freestanding 'Worcester' combination central heating and hot water boiler, upvc double glazed window and upvc double glazed door to rear garden.

EN-SUITE LOW FLUSH W.C.
With window.

A staircase from the reception hall leads to:-



FIRST FLOOR LANDING

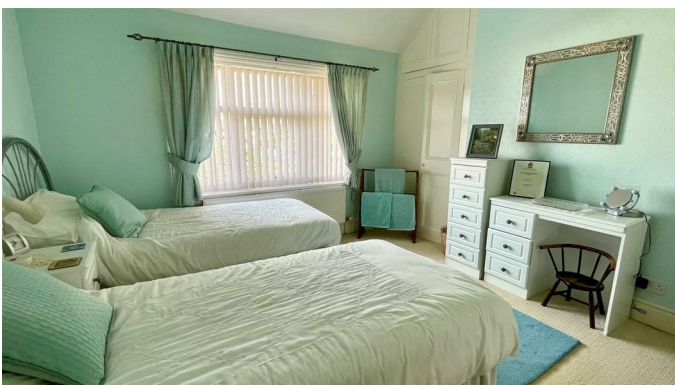
Dado rails, radiator, access to loft space with pull down ladder (provides boarded storage space).

BEDROOM 1 15'8" x 12'7" (4.8m x 3.86m)



Fitted range of light oak effect triple, double and single wardrobes, matching top cupboards, bedside units with lights over, drawers and dressing table, upvc double glazed windows, double radiator.

BEDROOM 2 12'5" x 11'5" (3.81m x 3.49m)



Built-in double and single cupboards with shelving and top cupboards, upvc double glazed window, double radiator.

BEDROOM 3 11'3" x 10'7" (3.45m x 3.25m)



Built-in storage cupboard with shelving, upvc double glazed window, radiator.

BEDROOM 4/ STUDY 12'6" x 6'6" (3.82m x 2.00m)

Upvc double glazed window, radiator.

4-PIECE BATHROOM 2.67m x 2.55m max



White partly fitted suite to include new shower stall and currently comprising panel bath with mains shower over, pedestal wash hand basin, mirror and shaver point, close coupled W.C., wall tiling, 2 upvc double glazed windows, radiator.

OUTSIDE

FRONT GARDEN

Flowerbeds, shrubs and slate chippings.

REAR GARDEN

Vegetable patch, flowerbeds, shrubs and patio.

SINGLE CAR GARAGE

Accessed via Princes Drive at the rear.

TENURE

The property is held on a FREEHOLD tenure.

COUNCIL TAX

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

Ground Floor

Approx. 86.8 sq. metres (934.4 sq. feet)

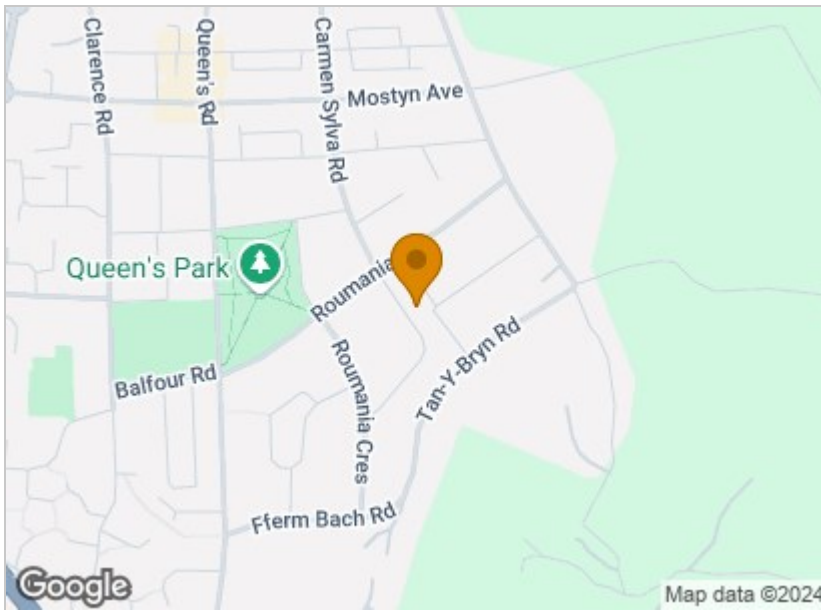


First Floor

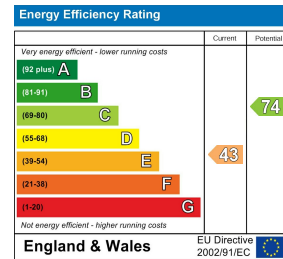
Approx. 71.6 sq. metres (770.5 sq. feet)



Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed around the Tudno Castle Hotel filing into the left hand lane heading towards Craig Y Don, through the roundabout onto Mostyn Avenue take the second turning on the right into Queens Road, follow this road and take the third turning on the left into Roumania Drive, second turning on the right into Roumania Crescent, proceed up the road for approximately 70 yards and the property is on the left hand side. Ref A568 28/09/24

We will be pleased to arrange a viewing of this Home

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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.

