

**Bryan Davies
+ Associates**

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

**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

4 Isis Court Liddell Park, Craig y Don, Llandudno, Conwy, LL30 1UJ



Offers In The Region Of £249,950

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www.bdahomesales.co.uk

THIS VERY WELL PRESENTED AND UPDATED 2 BEDROOM DETACHED BUNGALOW IS SITUATED IN A PLEASANT CUL DE SAC WITHIN LEVEL WALKING DISTANCE OF LLANDUDNO TOWN CENTRE AND PROMENADE. The accommodation briefly comprises:- porch; hall; lounge/dining room; sun porch; kitchen with range of modern units, built in oven and hob; 2 double size bedrooms and a modern 3 piece shower room. The property features gas fired central heating from a combination boiler and upvc double glazed windows. Outside easily maintained gardens to the front and rear, and a drive for off road parking leads to a single car garage.

INTERNAL INSPECTION IS THOROUGHLY RECOMMENDED

The Accommodation Comprises:-

Upvc Double Glazed FRONT DOOR to:-

PORCH

Upvc double glazed windows, coloured leaded upvc double glazed door to:

HALL

Built in cloaks cupboard with hanging rail and shelving, radiator. Linen cupboard with shelving, wall mounted gas fired 'Vaillant' combination boiler.

DOUBLE ASPECT LOUNGE/DINING ROOM 20'2" 11'7"
(6.15m 3.55m)



Coving, tv point, fire surround with marble back and hearth, inset electric coal effect fire and display mantle, 2 double radiators, double aspect upvc double glazed windows and upvc double glazed door to:



SUN PORCH 6'4" x 5'2" (1.94m x 1.60m)

With light and upvc double glazed sliding door to garden.

RE-FITTED KITCHEN 11'6" x 8'4" (3.53m x 2.56m)



Fitted range of cream fronted base, wall and drawer units with round edged speckled worktops, inset single drainer sink unit and mixer tap, plumbing for automatic washing machine, integrated double 'Lamona' oven and 4 ring gas hob with cooker hood over, space for fridge freezer, wall tiling, spotlights, upvc double glazed window to front, speckled flooring, radiator.



BEDROOM 1 13'5" x 8'2" (4.09m x 2.50m)



Including upvc double glazed window to rear, built in 4 door wardrobe with hanging rails and shelving, double radiator.



BEDROOM 2 14'1" x 8'6" (4.30m x 2.61m)



Upvc double glazed window to front, double radiator.

RE-FITTED TILED 3-PIECE SHOWER ROOM



Comprises double length shower stall with sliding door, "Mira" electric shower, vanity wash hand basin, shaver point, mirror fronted cabinet, extractor, recessed downlighters to ceiling, lino flooring, ladder style towel rail, upvc double glazed window.

OUTSIDE

FRONT GARDEN

With pavings, decorative chippings, shrubs, flower beds, driveway provides off street parking and leads to:

SINGLE CAR GARAGE

With up and over door, gas and electric meter, mains light and power shelving, upvc double glazed rear personal door to garden.

ENCLOSED PAVED REAR GARDEN



With hedging shrubs, decorative chippings, seating area.



TENURE - FREEHOLD

COUNCIL TAX BAND

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

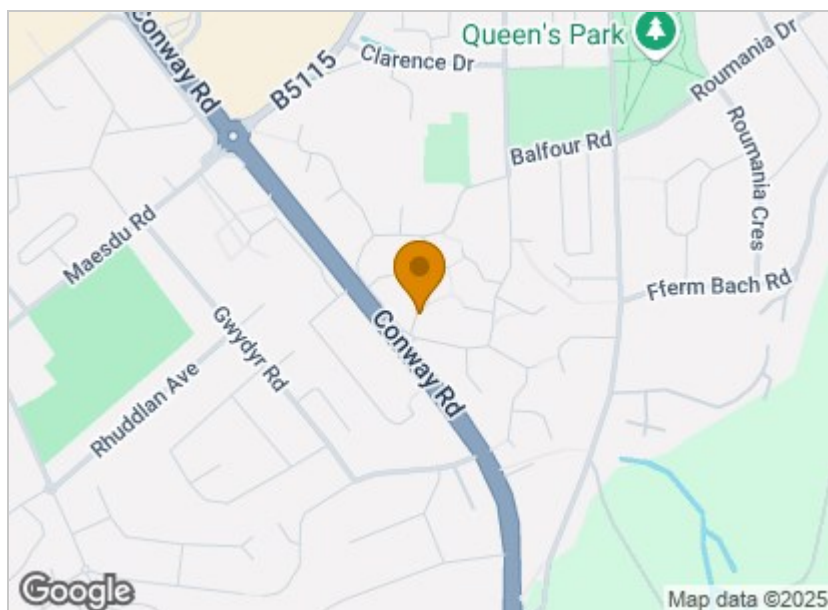
Ground Floor

Approx. 84.4 sq. metres (909.0 sq. feet)

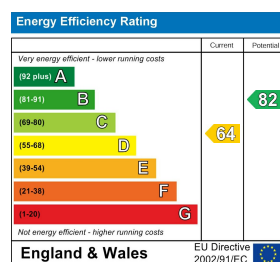


Total area: approx. 84.4 sq. metres (909.0 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed around the Premier Inn Hotel keeping in the left hand lane through the roundabout into Craig y Don and turn first right into Clarence Road and follow the road to its end then turn right into Isis court and the property is on your right hand side. REF: A601 18/11/24 Rev 13/02/25

We will be pleased to arrange a viewing of this Home

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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.

