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## Swn y Deryn Aber Place, Craigside, Llandudno, Conwy, LL30 3AR



**£455,000**

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THIS IMMACULATE DETACHED THREE BEDROOM RESIDENCE IS BEAUTIFULLY PRESENTED AND HAVING BEEN EXTENDED TO PROVIDE A LARGE ORANGERY AT THE REAR OVERLOOKING THE GARDENS AND THE HILLS BEHIND. Situated in this quiet cul-de-sac, within 2 miles of Llandudno Town Centre and within 400 yards of the Craig y Don foreshore . The accommodation briefly comprises:- porch; 2-piece cloakroom; hall with Oak floor; lounge with double opening doors to the dining room; an opening to the orangery; re-fitted kitchen; utility room; first floor landing; 3 good sized bedrooms and a good sized 5-piece bathroom including separate shower and bidet. The property features gas fired central heating from a modern 'Vaillant' boiler installed 2024, upvc double glazed windows. Views particularly from the first floor rear elevation over Bodafon Fields over to the Great Orme and as far as Anglesey . Outside - landscaped gardens to the front and rear and brick paved driveway for off road parking leads to an integral garage with automatic roller door.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED

The Accommodation Comprises:-

#### FRONT DOOR

With canopied entrance to:-

#### DOUBLE ASPECT PORCH

Tiled floor, coving, built-in double cloaks cupboard and top cupboard double aspect upvc double glazed windows, radiator.

#### TILED 2-PIECE CLOAKROOM

With corner wash hand basin and mixer tap, close coupled w.c, coving, extractor , floor tiling, radiator. Oak glass door from the porch to:-

#### HALL



Oak flooring, staircase to first floor, coving, recessed down lighters, double radiator.

#### LOUNGE TO DINING ROOM



#### LOUNGE 16'7" x 11'10" (5.07m x 3.63m)



Marble fire surround and hearth with display mantle, inset electric fire, t.v and telephone point, coving, upvc double glazed window to front, double radiator, double opening Oak casement doors to:-

#### DINING ROOM TO LOUNGE



#### DINING ROOM 16'2" x 12'11" - maximum (4.95m x 3.96m - maximum)

Oak flooring, recessed display shelving with lights, recessed down lighters to ceiling, 2 radiators, upvc double glazed window to rear, opening through to:-

#### ORANGERY 15'7" x 12'1" (4.77m x 3.69m)



Wood effect flooring, 'Panasonic' air conditioner and heater, double aspect upvc double glazed window, double opening doors to the rear garden and side aspect door, upvc double glazed roof atrium. Upvc double glazed door to utility room.





**KITCHEN 13'5" x 7'9" (4.09m x 2.37m)**



Newly fitted White gloss fronted base, wall and drawer units with round edge worktops and uprights, inset 'Blanco' sink unit with mixer taps, integrated 'Neff' 4 ring ceramic hob and cooker hood over and electric oven, 'Neff' dishwasher, wall and floor tiling, recessed down lighters to ceiling, coving, t.v point, double radiator. Door through to:-



**UTILITY ROOM 9'3" 7'1" - maximum (2.84m 2.18m - maximum)**  
With single drainer sink unit and mixer tap, wooden worktops and uprights, plumbing for a washing machine, Gloss fronted base and wall units, coving, extractor, floor tiling, storage cupboard with shelving, space for fridge/freezer, floor tiling, radiator, integral door to garage.

A staircase from the Hall leads to:-

#### **FIRST FLOOR LANDING**

Coving, recessed down lighters to ceiling, access to roof space, airing cupboard with shelving and light, upvc double glazed window to the front.

**DOUBLE ASPECT BEDROOM 1 15'10" x 11'11" (4.85m x 3.64m)**



Including built-in 2 double wardrobes, bedside cabinets, top cupboards, display shelving and light, built-in chest of drawers, cupboards and dressing table, t.v point, double radiator, open views.



**BEDROOM 2 11'3" x 9'2" (3.45m x 2.81m)**



Coving, t.v point, upvc double glazed window to the rear, open views, radiator.



#### DOUBLE ASPECT BEDROOM 3 9'7" x 8'8" (2.93m x 2.65m)



Coving, upvc double glazed windows to side and rear with views, radiator.

#### TILED 5 PIECE BATHROOM



White suite comprising tiled bath with mixer tap and slide around double shower stall with main 'Grohe' shower, pedestal wash hand basin with mirror, close coupled w.c, bidet, floor tiling, ladder style towel rail, recessed down lighters to ceiling, coving, upvc double glazed window.



#### OUTSIDE

##### FRONT GARDEN

With large lawn, hedging, trees, flowerbeds, decorative chippings, seating areas, block paved driveway with double gates provides off street parking for several cars leads to:-

##### GARAGE 15'6" x 9'6" (4.73m x 2.90m)

With automatic roller door, light and power connected, gas and electric meters, side upvc double glazed door, 'Vaillant' combination central heating and hot water boiler, water tap, water meter.

#### REAR GARDEN



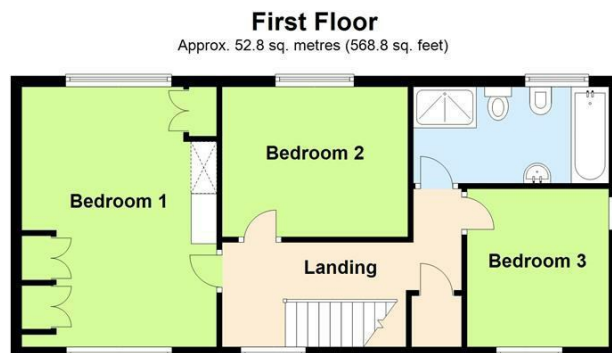
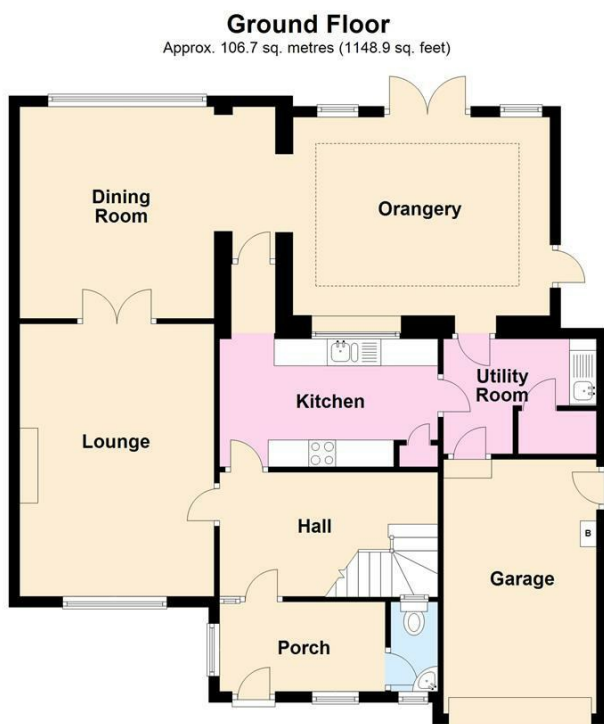
With lawns, shrubs, trees, seating areas, prefabricated concrete garden store with upvc double glazed window, light and power connected, patio areas, paved pathways.

##### TENURE -

Is held on LEASEHOLD Tenure over a 999 year term from 13/05/1959 - Ground Rent if £15.00 per annum.

##### COUNCIL TAX BAND

Is 'F' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

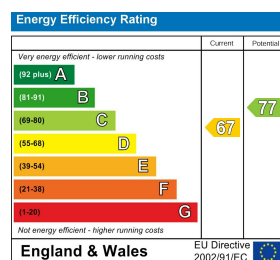


Total area: approx. 159.6 sq. metres (1717.7 sq. feet)

#### Area Map



#### Energy Efficiency Graph



#### Directions

From our Llandudno Office proceed to the Promenade, turn right heading for Penrhyn Bay, immediately after Bodafon Fields turn right into Ffynnon Sadwrn Lane at the top of the road turn right into Aber Place and the property is on the right hand side. REF: 03/12/24 REV 21/02/25

We will be pleased to arrange a viewing of this Home

01492 875125

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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.

