

**Bryan Davies
+ Associates**

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**AUCTIONEERS
●
ESTATE AGENTS**

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No Onward Chain £369,950

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www.bdahomesales.co.uk

THIS LOVELY 4 BEDROOMED DETACHED FAMILY HOME WAS BUILT IN THE 1980s, SITUATED ON THIS VERY POPULAR ROAD OVERLOOKING THE GREEN AND WITHIN EASY ACCESS OF THE CRAIG-Y-DON SHOPS, BUS STOPS, AMENITIES AND DOCTORS SURGERY. THE PROMENADE AND LLANDUDNO TOWN CENTRE ARE ALL WITHIN A SHORT WALK. The accommodation briefly comprises:- porch; hall; two piece cloakroom; lounge with sliding doors to dining room; kitchen/breakfast room; double glazed sun lounge; first floor landing; principal bedroom with en-suite; three further bedrooms and three piece family shower room. The property features gas fired central heating from a combination boiler and upvc double glazed windows. Outside – easily maintained gardens to front and rear; brick paved driveway leads to an integral single car garage.

The accommodation comprises:-

Coloured leaded UPVC double glazed FRONT DOOR to:-

PORCH

UPVC double glazed windows, light and power, decorative tiled floor, inner glazed door and sidelight to:-

HALL



Display shelving, under stairs cupboard, integral door to garage, radiator.

TILED 2 PIECE CLOAKROOM

Pedestal wash hand basin and mixer tap, close coupled WC, decorative wall tiling, tiled floor, UPVC double glazed window, radiator.

LOUNGE 15'10" x 11'3" (4.83m x 3.44m)



Alabaster fire surround with marble back and hearth, electric coal effect fire, recessed spotlights, UPVC double glazed window to front, double radiator.



Double sliding glazed doors and sidelights to:-

DINING ROOM 11'3" x 11'3" (3.44m x 3.44m)

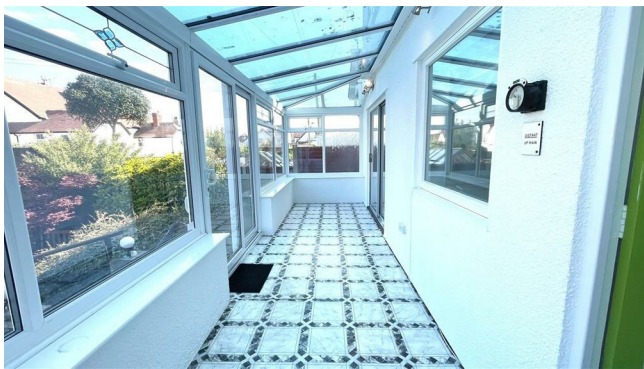


Serving hatch from kitchen, radiator, aluminium double glazed sliding doors to:-

CONSERVATORY 20'11" x 5'6" (6.38m x 1.69m)



UPVC double glazed windows and opening lights, decorative tile effect flooring, door through to kitchen and UPVC double glazed sliding door with steps down to rear garden, spotlights and power.



KITCHEN/ BREAKFAST ROOM 16'7" x 8'6" (5.08m x 2.60m)



Fitted base, wall and drawer units, corner display and glass fronted units with round edged work tops and matching island breakfast bar, inset single drainer sink unit and mixer taps, under unit lighting, wall tiling. Integrated appliances include larder fridge, 'NEFF' washing machine, 'NEFF' dishwasher, 4 ring ceramic hob and cooker hood over, double electric oven, spotlights, UPVC double glazed window and glazed door to conservatory, tile effect flooring, double radiator.



FIRST FLOOR LANDING - Access to roof space.

BEDROOM 1 11'9" x 10'2" (3.60m x 3.12m)



Telephone point, UPVC double glazed windows to front, radiator, linen cupboard with shelving (overlooking green).



EN-SUITE - TILED 3 PIECE SHOWER ROOM



Shower stall with mains shower, vanity wash hand basin and close coupled WC, mirror, heated towel rail, UPVC double glazed window, radiator.

BEDROOM 2 13'6" x 9'5" (4.13m x 2.89m)



UPVC double glazed window to front overlooking green, telephone point, radiator.



BEDROOM 3 11'7" x 11'3" (3.54m x 3.44m)

Telephone point, fitted double storage cupboard with shelving, UPVC double glazed windows to rear, limited views to The Great Orme, radiator.



BEDROOM 4 8'9" x 8'0" max (2.68m x 2.44m max)



UPVC double glazed window to front, radiator, built in over stairs storage cupboard with shelving.

TILED 3 PIECE SHOWER ROOM



Large corner shower stall, mains shower, pedestal wash hand basin and mixer tap, close coupled WC, recessed downlighters to ceiling, UPVC double glazed window, radiator.

OUTSIDE

FRONT GARDEN

With lawn, shrubs, trees, double gates lead to block paviour driveway providing off street parking, leads to:-

GARAGE 18'8" x 9'8" (5.70m x 2.95m)

With up and over door, light and power connected, UPVC double glazed window, washing machine, 'BRITISH GAS' combination boiler, side personal door, integral door to hall.

REAR GARDEN

Lawn, shrubs, patio area, aluminium framed greenhouse.

BLOCK BUILT WORKSHOP/ TOOL STORE 11'4" x 7'4"
(3.47m x 2.26m)



Power and light and alarmed.

TENURE

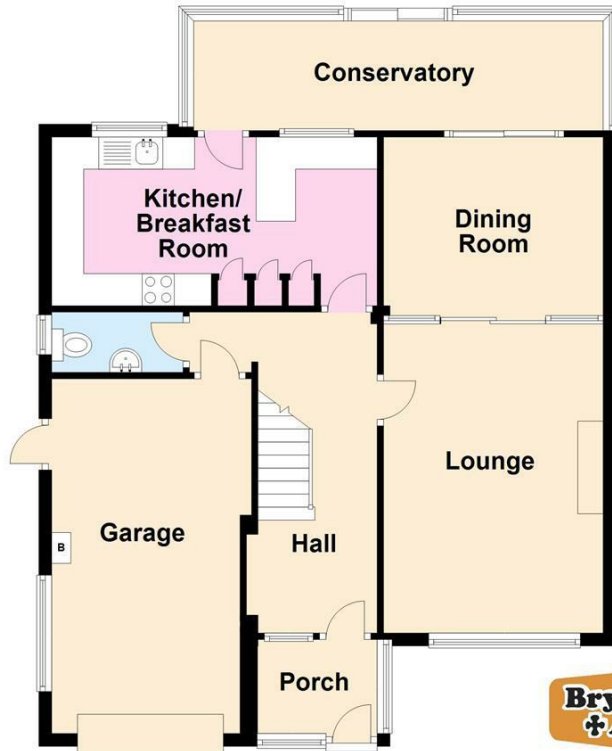
The property is held on FREEHOLD tenure.

COUNCIL TAX BAND

Is 'F' as obtained from www.conwy.gov.uk

Ground Floor

Approx. 86.1 sq. metres (927.1 sq. feet)



First Floor

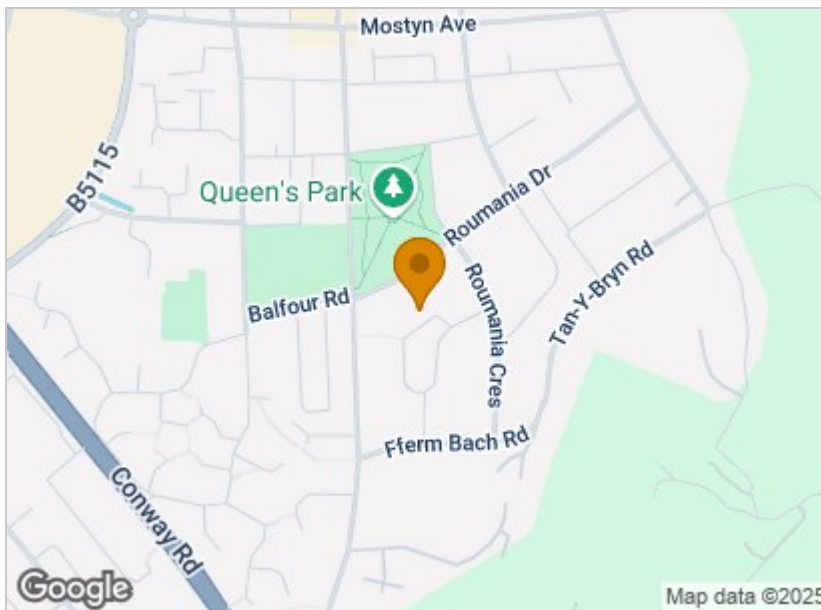
Approx. 59.0 sq. metres (635.4 sq. feet)



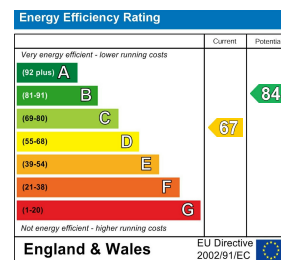
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Total area: approx. 145.2 sq. metres (1562.5 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our office proceed around the Tudno Castle Hotel (Premier Inn) heading for Craig y don, through the roundabout onto Mostyn Avenue then take the 2nd turning on the right into Queens Road, 3rd turning on the left onto Roumania Drive, 1st right onto Roumania Crescent and next left into Meadow Gardens, the property can be viewed on your right within 100 yards. Ref A540 27/01/25 REV 20/05/25

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.

