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+ Associates**

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**AUCTIONEERS
●
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**Birchfield, 21 Sylva Gardens North, Craig y Don,
Llandudno, Conwy, LL30 1BP**



£249,950



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www.bdahomesales.co.uk

THIS LOVELY THREE BEDROOM MODERNISED SEMI DETACHED HOME is situated close to local shop, promenade, Craig y Don shops, Primary School, Ysgol Gogarth (Additional Learning Needs) School, Craig y Don Medical Practice, Venue Cymru and approximately a mile of Llandudno. The accommodation briefly comprises:- hall; 2-piece cloakroom; lounge with bay window; open plan dining/kitchen with modern units; French doors to the rear garden; first floor landing; 3 bedrooms and a modern 4-piece bathroom including large separate shower stall. The property features gas fired central heating, upvc double glazed windows. Outside - small front garden with off road parking. Good sized rear garden with lawn, decking and outhouse/utility.

The Accommodation Comprises:-

CANOPIED ENTRANCE

Upvc Double glazed FRONT DOOR
And sidelight.

HALL

Electric box, picture rails, wood effect flooring, radiator.

CLOAKROOM

Wood effect flooring, wash hand basin, upvc double glazed window, low flush w.c, light, wall tiling.

LOUNGE 13'4" x 12'2" (4.07m x 3.73m)



Fire surround and hearth, inset electric coal effect fire, built-in storage cupboard, display mantle, picture rails, upvc double glazed bay window, double radiator.



OPEN PLAN KITCHEN/DINING AREA 18'8" x 12'7" - overall (5.71m x 3.84m - overall)



DINING AREA



With wood effect flooring, picture rails, radiator, double opening upvc double glazed doors to:

RAISED DECKED REAR GARDEN



KITCHEN AREA



Fitted Cream fronted base, wall and drawer units with round edge wood effect worktops, integrated 4 ring ceramic hob, splashback and stainless steel cooker, canopy over, integrated electric oven, integrated larder fridge and automatic washing machine, cupboard housing 'Ideal Logic' Combination central heating and hot water boiler, recessed down lighters to ceiling, wood effect flooring.

A staircase from the Entrance Hall leads to:-

FIRST FLOOR LANDING

Upvc double glazed leaded coloured window.

BEDROOM 1 11'10" x 9'9" (3.61m x 2.99m)



Decorative fire surround with display mantle, t.v point, upvc double glazed window, radiator.

BEDROOM 2 13'0" x 10'11" (3.97m x 3.34m)



Picture rails, upvc double glazed window to the rear, t.v point.

BEDROOM 3 7'10" x 7'6" (2.40m x 2.30m)



Picture rails, upvc double glazed window, radiator.

4-PIECE BATHROOM





COUNCIL TAX BAND

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

White suite comprising panel bath with mixer tap, large shower stall with mains shower and twin shower heads, pedestal wash hand basin, close coupled w.c, access to roof space (mostly boarded), recessed down lighters to ceiling, wall and floor tiling, ladder style towel rail, upvc double glazed window.

OUTSIDE

FRONT GARDEN

With hedging, lawn and off street parking.

REAR GARDEN



Raised decked area, paved seating area, picket fencing, lawn, mature flowerbeds and shrubs, timber garden shed, decorative chippings.



OUTHOUSE/UTILITY

Upvc double glazed window, wall tiling.

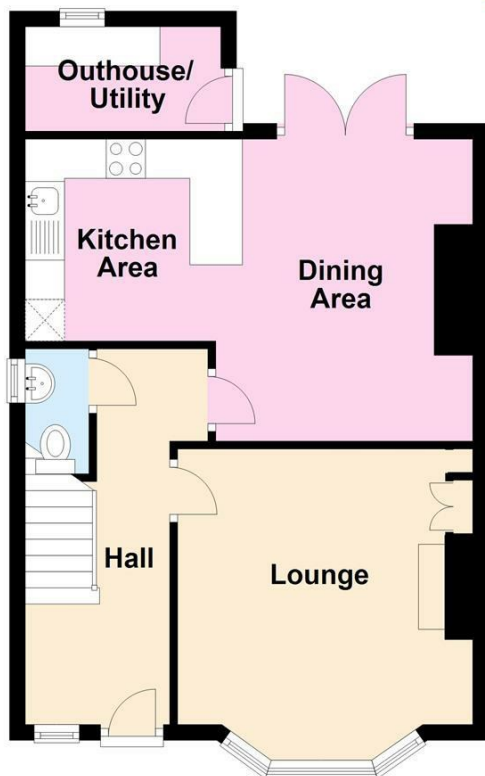
TENURE

The property is held on a FREEHOLD tenure.

Ground Floor

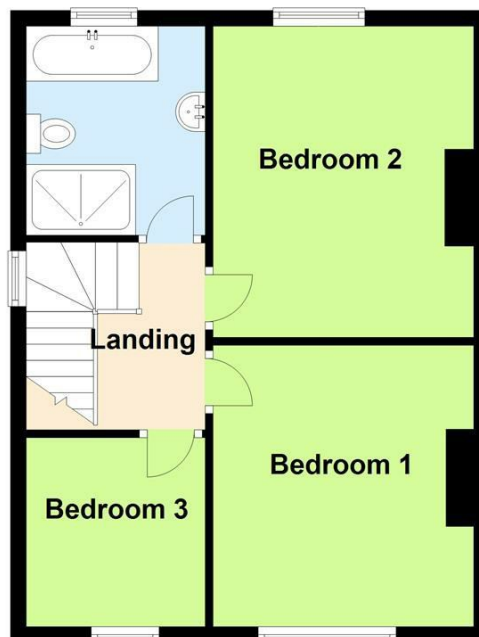
Approx. 46.9 sq. metres (504.7 sq. feet)

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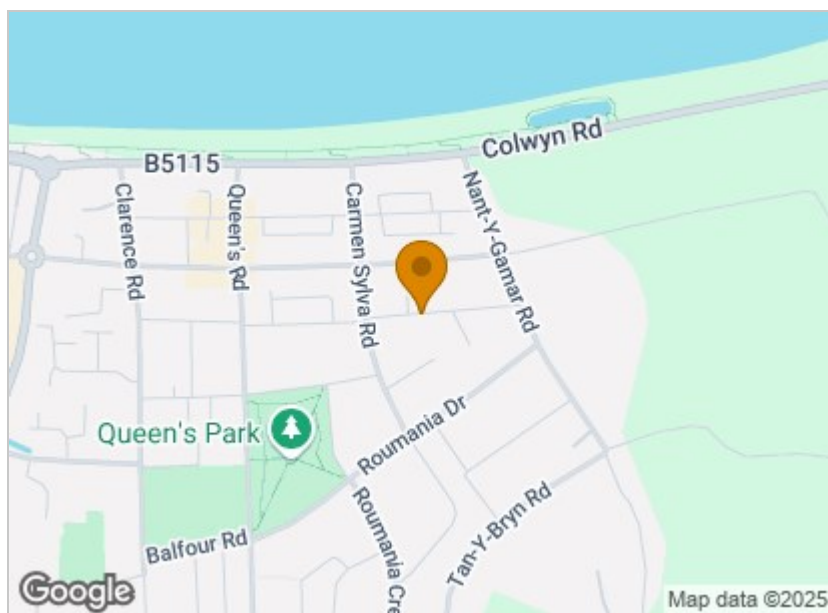
First Floor

Approx. 43.7 sq. metres (470.4 sq. feet)

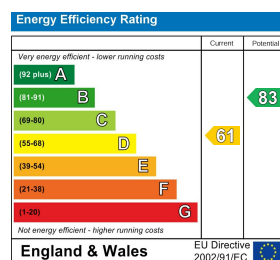


Total area: approx. 90.6 sq. metres (975.1 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From the Llandudno Office proceed around the Premier Inn (Tudno Castle Hotel), keeping in the left hand lane, through the roundabout into Craig y Don and onto Mostyn Avenue take the third turning on the right into Carmen Sylva Road, first left into Sylva Gardens North and the property is on the left hand side within 70 yards. REF: A629 18/02/25 Rev 26/02/26

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.

