

**Bryan Davies
+ Associates**

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**AUCTIONEERS
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16 Criccieth Close, Llandudno, Conwy, LL30 1GZ



£325,000

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www.bdahomesales.co.uk

THIS BEAUTIFULLY PRESENTED AND UPDATED FOUR BEDROOM FAMILY SIZED RESIDENCE built by Anwyl Homes circa 1996 is situated towards the end of a cul de sac with limited views to the Great Orme and approximately a mile and a half from Llandudno town centre.

The accommodation briefly comprises:- reception hall; two piece cloakroom; lounge with bay window and square arch to dining room leading to a upvc double glazed conservatory; kitchen with a range of modern units and built in appliances; first floor landing; principle bedroom with ensuite three piece shower room; three further bedrooms and a family shower room. The property features gas fired central heating and upvc double glazed windows. Outside – small front garden with shared brick driveway leading to off road parking and a detached single car garage; raised rear and side gardens with lawns, flower beds and shrubs.

INTERNAL VIEWING RECOMMENDED

The accommodation comprises:

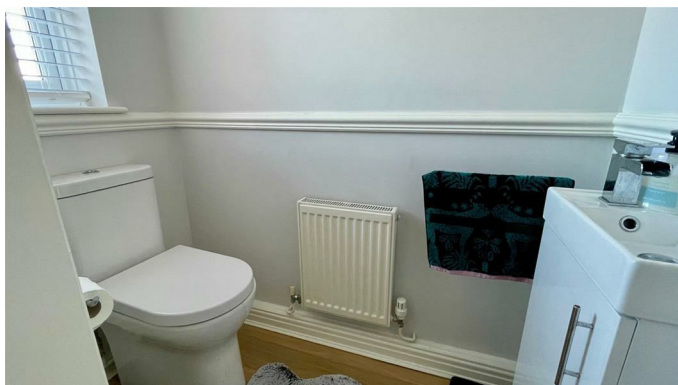
Composite triple glazed front door to:

RECEPTION HALL 10'9" x 9'1" (3.30m x 2.79m)



Radiator.

2 PIECE CLOAKROOM



Comprising wash hand basin and w.c., in white, radiator, upvc double glazed window.

LOUNGE/DINING ROOM 16'9" x 11'5" into bay window (5.13m x 3.48m into bay window)



Fire surround with back and hearth, coved ceiling, radiator, upvc double glazed window.



Square arch to:

DINING ROOM 11'3" x 9'8" (3.45m x 2.96m)



Coved ceiling, radiator, upvc double glazed doors.

French doors to:

CONSERVATORY 9'7" x 9'0" (2.94m x 2.76m)



Radiator and electric radiator, upvc double glazed windows, door to rear garden.

KITCHEN 13'1" x 9'1" (3.99m x 2.79m)



Range of modern base, wall and drawer units with round edge worktops incorporating stainless steel 1½ bowl sink with mixer tap, 'Neff' oven and four ring ceramic hob, cooker hood, integrated dishwasher, plumbing for automatic washing machine, radiator, upvc double glazed window, composite triple glazed side door.



A staircase from the Reception Hall leads to:

FIRST FLOOR LANDING

Boiler cupboard with 'Worcester' combination central heating and hot water boiler.

BEDROOM 1 14'1" x 10'0" (4.30m x 3.07m)



Upvc double glazed bay window with Great Orme views.

VIEW FROM BEDROOM 1



EN-SUITE 3 PIECE SHOWER ROOM



Comprising shower, wash hand basin and w.c. in white, wall tiling, double glazed window.

BEDROOM 2 10'1" x 10'1" (3.09m x 3.08m)



Radiator, upvc double glazed window.

BEDROOM 3 10'8" x 7'9" (3.26m x 2.37m)



Radiator, upvc double glazed window with Great Orme views.

BEDROOM 4 10'8" x 7'3" (3.27m x 2.22m)



Radiator, upvc double glazed window.

MODERN SHOWER ROOM



Large shower stall, vanity wash hand basin and close couple w.c., plastic wall cladding, ladder style towel warmer, upvc double glazed window.

OUTSIDE

SMALL FRONT GARDEN

SHARED BRICK DRIVEWAY

For off road parking leads to:

DETACHED SINGLE CAR GARAGE 15'3" x 7'9" (4.65m x 2.38m)

Up and over door, power and light connected, side personal door.

TIERED SIDE AND REAR GARDENS



With lawns, flower beds and shrubs, patio areas.

TENURE

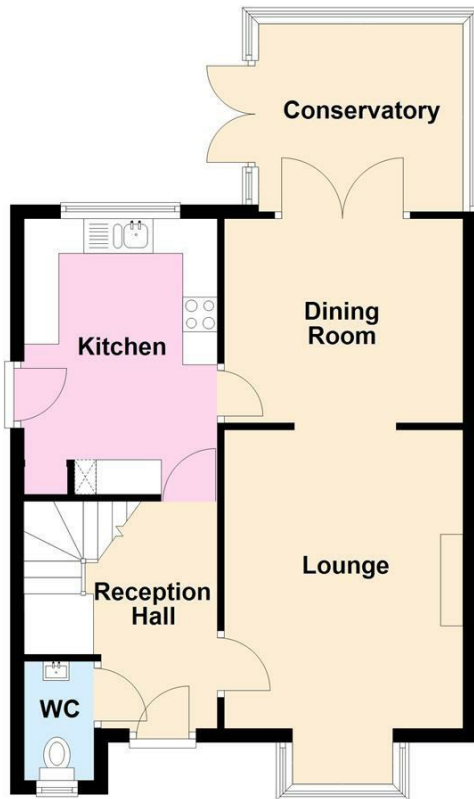
The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

COUNCIL TAX BAND Is 'F' obtained from www.conwy.gov.uk

Ground Floor

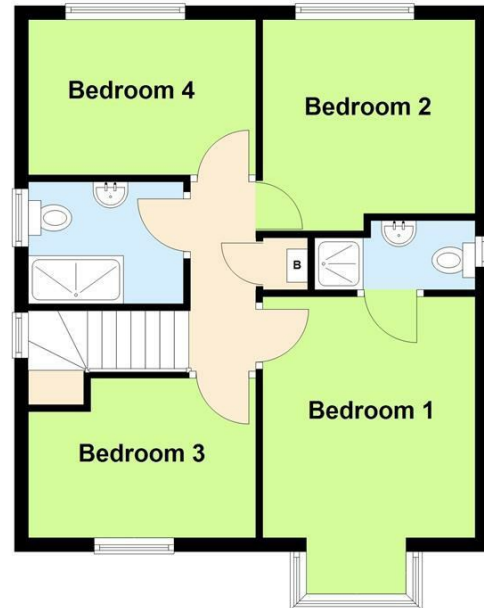
Approx. 56.9 sq. metres (612.1 sq. feet)



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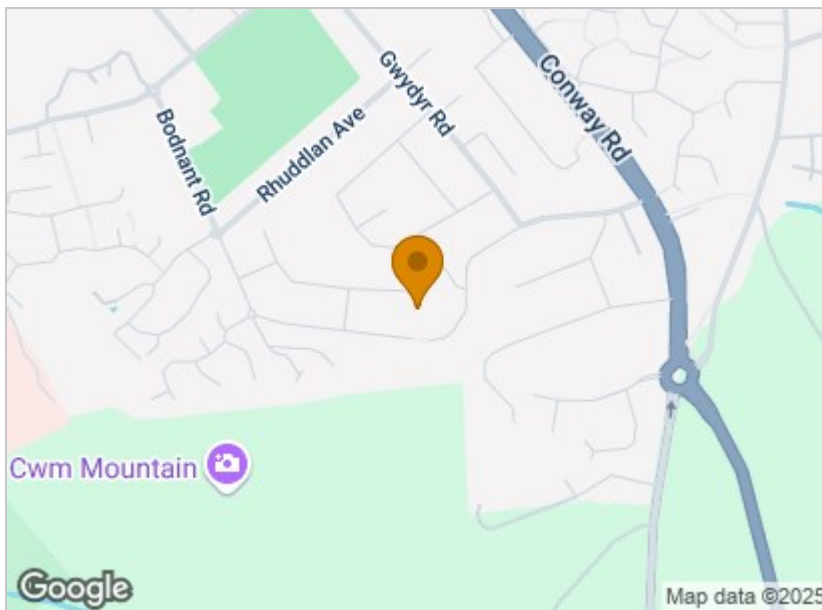
First Floor

Approx. 49.4 sq. metres (532.2 sq. feet)

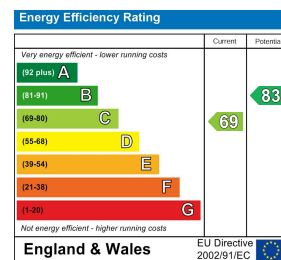


Total area: approx. 106.3 sq. metres (1144.3 sq. feet)

Area Map



Energy Efficiency Graph



Directions

Coming into Llandudno, at the Links Hotel take the first exit onto Maesdu Road, third turning on the left onto Bodnant Road, through the mini roundabout turn next left into Bodnant Crescent follow the road round to the right and along to Criccieth Close, the property is on the right hand side at the end of the cul de sac. A645 24/02/25

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.

