

**Bryan Davies
+ Associates**

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**AUCTIONEERS
●
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**GFF, 44 Liddell Drive, Craig y Don, Llandudno,
Conwy, LL30 1UH**



No Onward Chain £142,500

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www.bdahomesales.co.uk

THIS SPACIOUS PURPOSE BUILT GROUND FLOOR TWO BEDROOM APARTMENT WITH A GARAGE IS SITUATED ON THE LEVEL WITHIN EASY WALKING DISTANCE OF CRAIG Y DON SHOPS AND PROMENADE, AND LESS THAN A MILE FROM LLANDUDNO TOWN CENTRE.

The accommodation briefly comprises- front door to small hall; lounge; kitchen/diner; kitchen with built-in oven and hob and cooker hood; 2 bedrooms and 3-piece bathroom with shower mixer tap. The property features gas fired central heating and double glazing as specified. Outside – large rear garden with lawn and summerhouse (in need of repair); driveway leads to a single car garage.

The accommodation comprises:

Upvc double glazed front door into:

HALLWAY

Cloaks cupboard with meters, radiator.

LOUNGE 17'7" x 11'4" (5.36m x 3.47m)



Two floor to ceiling upvc double glazed windows, radiator, upvc double glazed patio doors to rear garden.

KITCHEN/DINER 14'7" x 7'8" (4.46m x 2.34m)



Range of wall, base and drawer units with complementary worktops with tiled splashback, single stainless steel sink and mixer tap, unit housing double electric oven, integral gas hob, pull out corner unit, space for automatic washing machine and fridge freezer, 'Worcester' gas central heating boiler, radiator.



INNER HALLWAY

Storage cupboard.

BEDROOM 1 11'5" x 11'4" (3.49m x 3.47m)



Radiator, deep windowsill with views to rear garden.

BEDROOM 2 14'4" x 8'5" (4.38m x 2.58m)



Two floor to ceiling windows, radiator.

BATHROOM 14'4" x 8'5" (4.38m x 2.58m)



Bath with shower tap attachment, pedestal wash hand basin, w.c., ladder style towel rail, mirrored bathroom cabinet, shaver point.

OUTSIDE

FRONT

Pathway to front door.

DRIVEWAY

Leads to:

SINGLE CAR GARAGE 17'7" x 8'10" (5.37m x 2.71m)

Electric roller door, power and light, upvc double glazed rear door.

LARGE REAR GARDEN



With large lawned area, established planting, timber summer house (in need of repair), stepping stone pathway, fence boundary.



TENURE

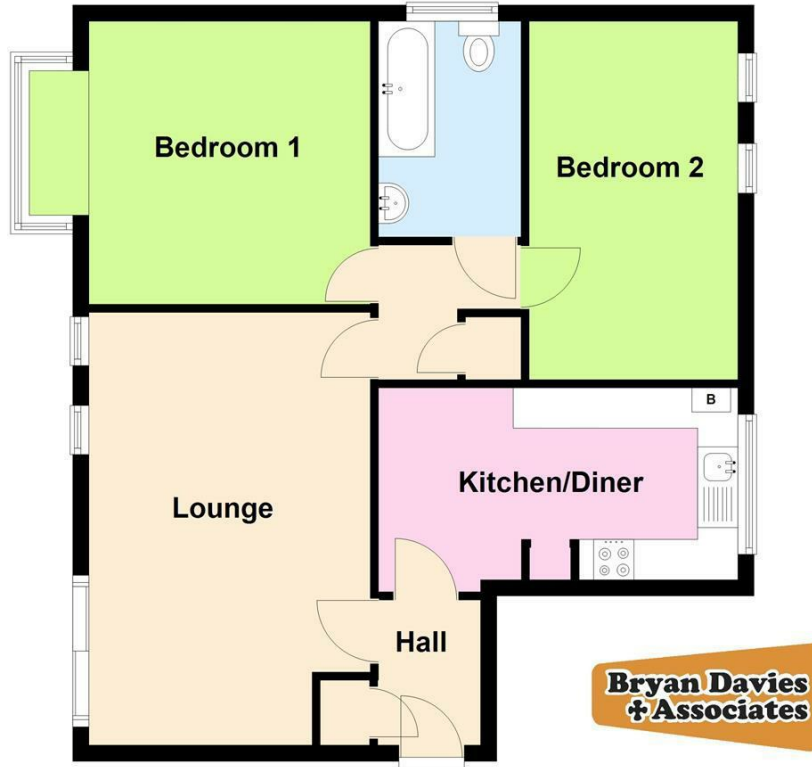
The property is held on a Leasehold tenure over a 125 year term from 1973 with 72 years remaining. Ground Rent is £10.00.

COUNCIL TAX BAND

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

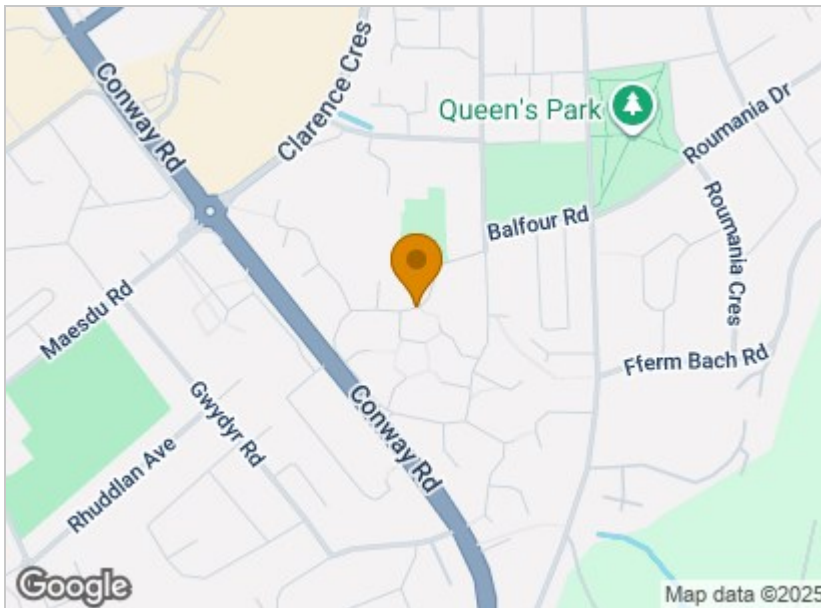
Ground Floor

Approx. 66.4 sq. metres (714.6 sq. feet)

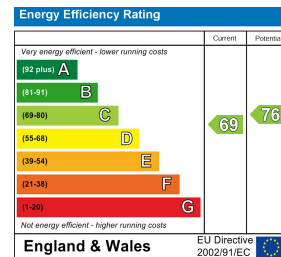


Total area: approx. 66.4 sq. metres (714.6 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Office proceed around the Premier Inn keeping in the left hand lane, through the roundabout into Craig y Don and take the first turning on the right into Clarence Road, third turning on the right into Liddell Drive and the property can be viewed on the left hand side within 60 yards. A652 13/03/25

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: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

