

**Bryan Davies
+ Associates**

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**AUCTIONEERS
●
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£475,000



www.bdahomesales.co.uk

THIS IS A BEAUTIFULLY UPDATED 3/4 BEDROOM DETACHED RESIDENCE BUILT IN THE EARLY 1980'S SITUATED IN THE POPULAR CRAIGSIDE AREA WITH LOVELY VIEWS FROM THE FRONT ELEVATION TOWARDS THE SEA AND BOTH ORMES, WITHIN 500 YARDS OF THE FORESHORE, 1/2 MILE OF PENRHYN BAY SHOPPING CENTRE AND 2 MILES OF LLANDUDNO CENTRE. The accommodation briefly comprises: vestibule; small hall; lounge; open plan kitchen/ dining room with double opening doors to a P shaped conservatory; ground floor study/ occasional bedroom; rear porch/ utility and 3 piece shower room; first floor; 3 good sized bedrooms; 3 piece bathroom with over bath shower; walk in closet on the landing. The property features gas fired central heating; upvc double glazed windows; upgraded kitchen and bathrooms. Outside - front garden with lawn and flowerbeds and double width driveway with off road parking for several cars leads to the integral garage; two tiered rear garden.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED

The accommodation comprises:-

Upvc double glazed sliding PATIO DOOR to:

VESTIBULE

Inner door to small hall, door to:

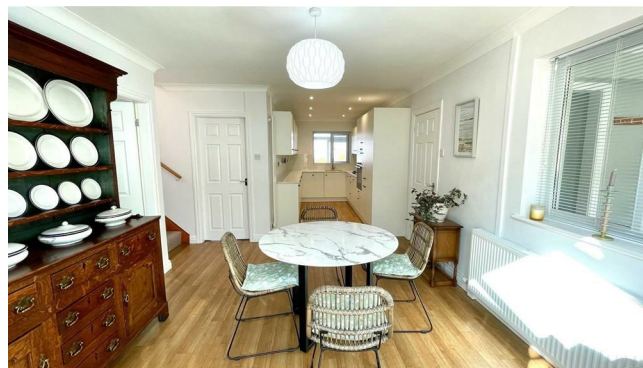
LOUNGE 16'4" x 11'8" (4.98m x 3.56m)



Wall mounted log effect gas fire, coved ceiling, upvc double glazed windows, double radiator, sea and Great Orme View.



KITCHEN/ DINING ROOM



KITCHEN AREA 12'3" x 7'6" (3.75m x 2.29m)



Modern base, wall and drawer units with quartz worktops and splashbacks and 1½ bowl sink, built in double oven, 4 ring gas hob and cooker hood over, large fridge, coved ceiling, upvc double glazed window, sea view.

DINING AREA 12'9" x 11'1" (3.89m x 3.39m)



Coved ceiling, double radiator, upvc double glazed double opening doors to:

P SHAPED CONSERVATORY 18'5" x 13'0" overall (5.63m x 3.97m overall)



Upvc double glazed windows, electric pebble effect fire, french doors to the rear garden, 2 double radiators.



A door from the dining room leads to:

GROUND FLOOR STUDY / OCCASIONAL BEDROOM 9'3" x 8'0" (2.84m x 2.44m)



Upvc double glazed window, double radiator, understairs cupboard.

REAR PORCH/ UTILITY ROOM 7'11" x 6'5" (2.43m x 1.97m)



Stainless steel sink worktops, plumbing for a washing machine and dishwasher, upvc double glazed window and rear door, double radiator, tiled floor.

TILED GROUND FLOOR 4 PIECE SHOWER ROOM



Tiled floor, corner electric shower, pedestal wash hand basin, bidet and close coupled w.c., in white, upvc double glazed window, ladder style towel warmer.

A staircase from the dining area leads to:

FIRST FLOOR LANDING

Upvc double glazed window, walk in wardrobe with hanging rails and shelves, double radiator, access to roof space.

BEDROOM 1 12'0" x 10'5" (3.68m x 3.19m)



Coved ceiling, upvc double glazed window, radiator, Great Orme, Little Orme and Sea Views.



BEDROOM 2 12'0" x 8'11" (3.67m x 2.72m)



Coved ceiling, upvc double glazed window, radiator, Great Orme, Little Orme and Sea Views.

BEDROOM 3 11'1" x 6'9" (3.38m x 2.06m)



Upvc double glazed window, radiator.

TILED BATHROOM



Panel bath with double shower head over, vanity wash hand basin, w.c. storage cupboards, upvc double glazed window, ladder style towel warmer.



OUTSIDE

Front garden with lawn and flower beds. Double width block paved drive for off road parking for several cars leads to:

GARAGE 16'3" x 8'10" (4.97m x 2.71m)

Up and over door, integral door to the rear porch. 'Vaillant' gas fired central heating and hot water boiler, gas and electric meters, small mezzanine storage area.

GARDEN



Two level rear garden with patio area and outside tap, rockery, shrubs, greenhouse, steps up to upper level garden.



TENURE

The property is held on FREEHOLD tenure

COUNCIL TAX

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

UPPER LEVEL GARDEN

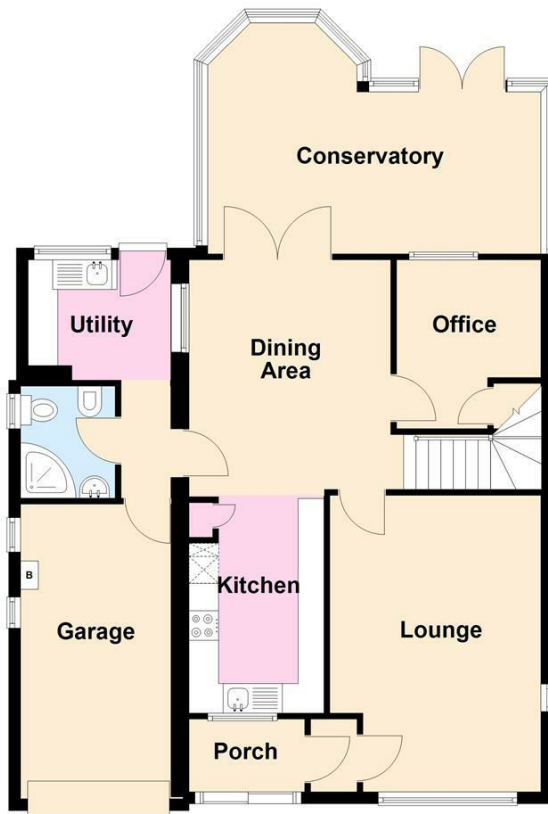


Lawn, vegetable garden and summerhouse with power and light.



Ground Floor

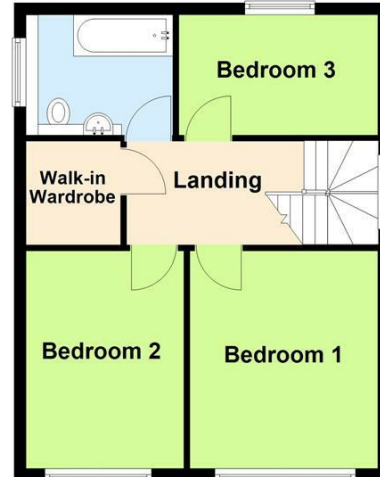
Approx. 97.6 sq. metres (1050.3 sq. feet)



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First Floor

Approx. 45.6 sq. metres (491.1 sq. feet)

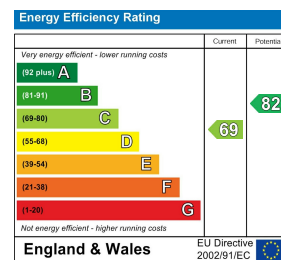


Total area: approx. 143.2 sq. metres (1541.4 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed to the promenade, turn right heading for Penrhyn Bay, after Bodafon Fields continue up the hill, take the 4th right into Craigside Drive and immediately left into Rhiwledyn and the property is on the left hand side. Ref A665 26/03/25

We will be pleased to arrange a viewing of this Home

01492 875125

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Llandudno Office Opening Hours - Monday to Friday: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

