

**Bryan Davies
+ Associates**

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**AUCTIONEERS
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ESTATE AGENTS**

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42 Meadow Gardens, Craig y Don, Llandudno, Conwy, LL30 1UW



£375,000

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THIS IS A BEAUTIFULLY PRESENTED DETACHED RESIDENCE WHICH HAS BEEN COMPLETELY RENOVATED SINCE 2023 TO ITS PRESENT GLORY. Situated in this popular and quiet road, within ½ a mile of the Promenade, Park , Shops, Restaurants, Craig y Don Medical Centre, Community Centre as well as local Primary School. Approximately a mile from Llandudno Town Centre. The accommodation briefly comprises:- hall; 2-piece cloakroom; open plan lounge/kitchen/dining area with a range of modern kitchen units with built-in appliances and Quartz worktops; ground floor study/occasional bedroom; first floor landing; two double sized bedrooms with built-in wardrobes and a large 4-piece bathroom including a large separate shower stall. The property features gas fired central heating, upvc double glazed windows, re-rendered on the outside. Outside - landscaped front garden with decorative chippings and seating area. Small rear courtyard garden.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED

The Accommodation Comprises:-

CANOPIED TILED ENTRANCE TO FRONT

Double Glazed FRONT DOOR

And sidelights to:-

HALL

Tiled floor, radiator.

TILED 2-PIECE CLOAKROOM



With decorative floor tiling, wash hand basin with mixer tap, display shelving, close coupled w.c, upvc double glazed window, cupboard housing 'Ideal' combination central heating and hot water boiler.

OPEN PLAN LOUNGE/KITCHEN/DINING AREA 20'4" x 16'8" (6.20m x 5.09m)



With wood effect flooring plus upvc double glazed bay windows, cupboard housing fuse box, wall mounted fire surround with 'Evonic' log effect fire with display shelving, feature vertical radiator, upvc double glazed sliding door to rear courtyard, wall mounted t.v. point.



KITCHEN/BREAKFAST AREA



Extensively fitted Grey front base, wall and drawer units with under unit lighting with matching central island with cupboards and drawers, breakfast bar, round edge Quartz worktops throughout, inset 1½ bowl sink unit and mixer tap, integrated appliances include integrated 'Iberna' double electric oven, fridge/freezer, under counter fridge, 4 ring ceramic hob and cooker hood over, integrated dishwasher, deep display Quartz window sill, microwave, wood effect flooring, double aspect upvc double glazed windows, recessed down lighters to ceiling and

feature lighting over central island, double radiator, wooden shutters to bay windows.



L-SHAPED STUDY/OCCASIONAL BEDROOM 3 10'6" x 8'11" (3.21m x 2.72m)



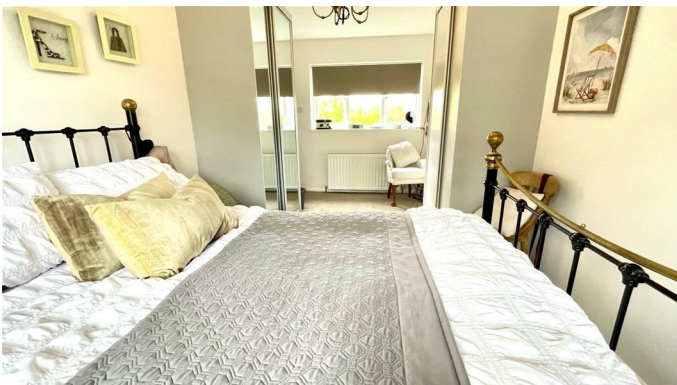
With recessed shelving, understairs storage cupboard with shelving. wood effect flooring, upvc double glazed window with deep display window sill, t.v point, double radiator.

A staircase from the hall leads to:-

FIRST FLOOR LANDING

Built-in double wardrobe with hanging rail and shelving, upvc double glazed window with views across to the Great Orme, display sill, double radiator.

DOUBLE ASPECT BEDROOM 1 17'3" x 9'3" (5.27m x 2.83m)



2 fitted double wardrobes with sliding doors, t.v point, double aspect upvc double glazed windows, double radiator. Views.



BEDROOM 2 11'10" x 10'3" (3.63m x 3.14m)



Plus recess, built-in double wardrobe with shelving and hanging rail, upvc double glazed window to front, double radiator, t.v. point.

4-PIECE BATHROOM



In White comprises free standing bath with ball & claw feet, mixer taps and shower attachment, double shower stall with mains shower, twin shower heads including drench shower, recessed shelving, vanity wash hand basin and mixer tap, close coupled w.c, ladder style towel rail, built-in double cupboard with plumbing for a washing machine, space for dryer and shelving, decorative Grey wall and floor tiling, 2 ladder style towel rails, recessed down lighters to ceiling. Access to roof space, upvc double glazed window.

OUTSIDE - FRONT GARDEN



Landscaped with circular feature, decorative chippings, slate, seating, resin pathways and resin driveway providing off road parking to front, side gated access.



REAR COURTYARD GARDEN



With decorative chippings, paved, seating area, timber garden shed, side gated access, outside lighting.

TENURE - FREEHOLD

COUNCIL TAX BAND

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

Ground Floor

Approx. 48.7 sq. metres (524.2 sq. feet)



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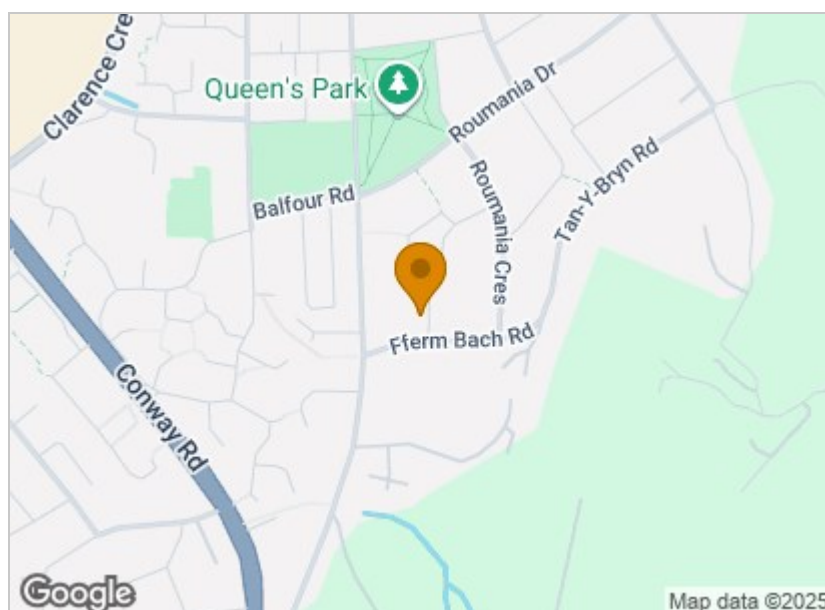
First Floor

Approx. 49.3 sq. metres (530.6 sq. feet)

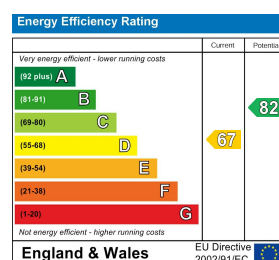


Total area: approx. 98.0 sq. metres (1054.7 sq. feet)

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, 4th turning on the left onto Fferm Bach Road, 1st left into Meadow Gardens, the property can be viewed on your left hand side. REF: A761 12/08/25 REV 13/11/25

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.

