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**29 Clarence Road, Craig y Don, Llandudno, Conwy,  
LL30 1TA**



**£262,500**



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[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)



THIS EXTREMELY SPACIOUS FIVE/SIX BEDROOM MID TERRACE THREE STOREY HOME IS SITUATED IN THE HEART OF CRAIG Y DON CLOSE TO ALL THE LOCAL SHOPS, PROMENADE, CRAIG Y DON SURGERY AND THE PARK, LESS THAN A MILE FROM LLANDUDNO TOWN CENTRE.

The accommodation briefly comprises:- porch; entrance hall; 2-piece cloakroom; lounge with bay window; separate dining room; kitchen/breakfast room; ¾ landing with bathroom and freestanding bath with claw and ball feet and separate shower stall; 2 piece washroom; first floor landing; three bedrooms; second floor landing; three further bedrooms and a three piece bathroom with over bath shower. The property features gas fired central heating and upvc double glazed windows. Outside – small paved front garden; rear courtyard garden.

The accommodation comprises:

#### CANOPIED ENTRANCE

Glazed front door and sidelights to:

#### PORCH

Cupboard with electric meter and display shelf, laminate flooring, glazed front door to:

#### ENTRANCE HALL

Coving, double radiator, laminate flooring.

#### 2-PIECE CLOAKROOM

Comprising wash hand basin, close couple w.c., light, laminate flooring.

#### LOUNGE 14'5" x 13'6" (4.40m x 4.12m)



Plus upvc double glazed bay window, pine fire surround with marble back and hearth, display mantle, picture rails, coving, T.V. point, two double radiators, laminate flooring.

Doorway through to:

#### DINING ROOM 13'5" x 11'11" (4.10m x 3.64m)

Coving, double radiator, laminate flooring.

#### KITCHEN/BREAKFAST ROOM 17'10" x 10'1" (5.46m x 3.08m)



Fitted range of oak effect base, wall and drawer units with round edge worktops incorporating 1½ bowl sink unit with mixer taps, integrated electric oven and 'Beko' four ring gas hob, space for fridge and plumbing for washing machine, wall tiling, wall mounted 'Logic' combi central heating and hot water boiler, large built-in double larder cupboard with shelving, recessed lights to ceiling, extractor, radiator, laminate flooring, upvc double glazed windows and upvc double glazed door to rear garden.

A staircase from the Entrance Hall leads to:

#### ¾ LANDING

#### 2-PIECE WASHROOM

Comprising corner wash hand basin and low flush w.c.



### 3-PIECE BATHROOM



Comprising freestanding bath with claw and ball feet, tiled shower stall with 'Mira' shower, pedestal wash hand basin, display shelf, radiator, laminate flooring.

#### FIRST FLOOR LANDING

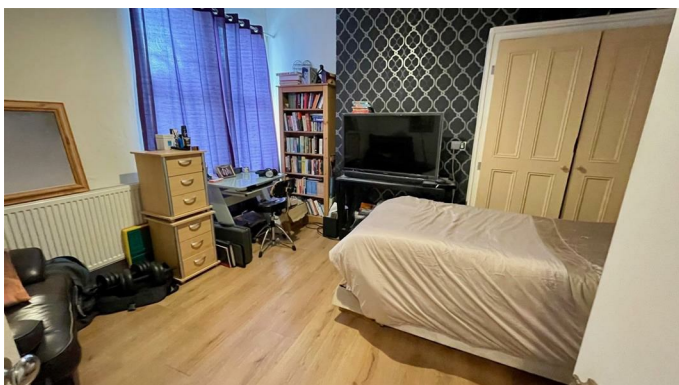
Coving, double radiator, laminate flooring.

#### BEDROOM 1 14'5" x 11'3" (4.40m x 3.45m)



Built-in double wardrobe, picture rail, coving, laminate flooring, upvc double glazed bay window.

#### BEDROOM 2 13'9" x 12'5" maximum (4.21m x 3.80m maximum)



Built in double wardrobe, coving, double radiator, laminate flooring, upvc double glazed window to rear.

#### BEDROOM 3 14'5" x 8'0" maximum (4.40m x 2.45m maximum)

Coving, cornice, radiator, laminate flooring, upvc double glazed window to front.

#### 2ND FLOOR ¾ LANDING

### 3-PIECE BATHROOM

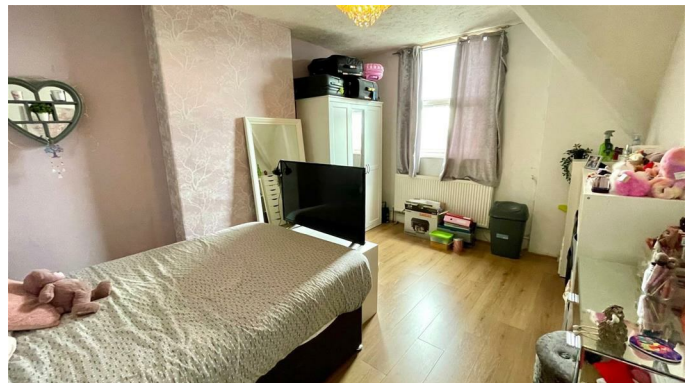


Comprising P-shaped bath with shower over, closed couple w.c., ladder style towel rails, storage unit with shelving, pedestal wash hand basin, wall tiling, cushion flooring, access to roof space, upvc double glazed windows.

#### SECOND FLOOR LANDING

Laminate flooring, 'Velux' double glazed window.

#### BEDROOM 4 14'11" x 11'5" (4.56m x 3.48m)



Double radiator, laminate flooring, upvc double glazed window to front.

#### VIEW FROM BEDROOM 4



#### BEDROOM 5 13'10" x 13'1" (4.22m x 3.99m)



Radiator, laminate flooring, upvc double glazed window to rear.

#### BEDROOM 6 15'1" x 8'8" (4.62m x 2.65m)

Laminate flooring, upvc double glazed window to front.

#### OUTSIDE

##### SMALL PAVED FRONT GARDEN

##### REAR COURTYARD GARDEN



With paved patio seating area, timber garden shed and covered seating area.

Rear pedestrian access.

#### TENURE

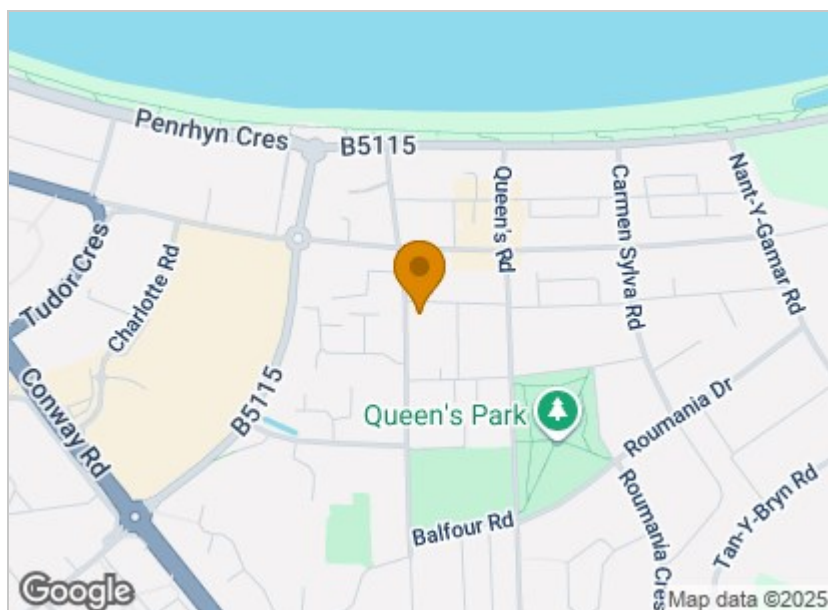
The property is held on a FREEHOLD tenure.

#### COUNCIL TAX BAND

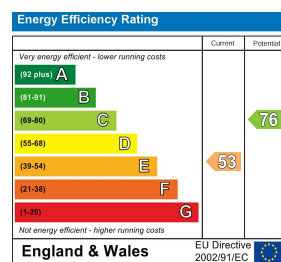
Council Tax Band is 'E' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)



## Area Map



## Energy Efficiency Graph



## Directions

From our Llandudno Office proceed around the Premier Inn Hotel filing into the left hand lane passing Mostyn Champneys, at the roundabout continue over to Craig y Don and take the first turning on the right onto Clarence Road, the property can be viewed on the left hand side within 100 yards. A779 09/09/25 Rev 30/09/25

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

