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£389,950

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www.bdahomesales.co.uk

THIS EXTREMELY SPACIOUS FIVE BEDROOM FAMILY SIZED HOME is situated in a lovely position overlooking Craig-y-Don Park within walking distance of the Promenade, Craig y Don shopping, Primary School and Doctor's Surgery, and approximately 1½ miles from Llandudno Town Centre. The accommodation briefly comprises:- reception hall; 2-piece cloakroom; lounge with bay window; separate dining room with French doors to the front garden; kitchen; rear porch and boiler room; ¾ landing with 2-piece bathroom and separate w.c; first floor landing; 4 bedrooms; second floor; double sized 5th bedroom and access to attic storage. The property features gas fired central heating, upvc double glazed windows. Outside - pleasant landscaped gardens to the front and rear. Driveway for off road parking leads to a single car garage.

The Accommodation Comprises:-

SIDE ASPECT CANOPIED ENTRANCE

With decorative tiling.

Upvc Double Glazed DOOR

And sidelights to:-

RECEPTION HALL 15'3" x 11'9" maximum (4.65m x 3.60m maximum)



(The owners advise that there is parquet flooring in the reception hall). Display plate racks. Understairs cloaks storage cupboard with shelving and light, electric meter and alarm system, radiator.

CLOAKROOM

With cloaks hanging area, corner wash hand basin and tiled splashback and shelf, upvc double glazed window.

EN-SUITE LOW FLUSH W.C.

Parquet flooring, upvc double glazed window.

LOUNGE PLUS INGLENOOK 14'6" x 12'2" (4.42m x 3.71m)



Upvc double glazed bay window, Inglenook fireplace recess with 2 feature inset upvc double glazed windows Oak fire surround with display mantle and tiled hearth inset, log burner, 2 wall light points, picture rails, double radiator, view access to Craig y Don Park.



DINING ROOM 16'3" x 12'2" (4.97m x 3.72m)



Oak fire surround with display mantle and decorative tiling, gas fire, picture rails, radiator, double opening upvc French doors and side windows to the front garden, overlooking Craig y Don Park.



KITCHEN/BREAKFAST BAR 13'9" x 8'11" (4.20m x 2.72m)



Extensive range of Oak effect fronted units and display shelving with round edge worktops and matching breakfast bar, inset single drainer sink unit and mixer tap, space for cooker, fridge and plumbing for a washing machine, wall and floor tiling, upvc double glazed window. Doorway through to:-



REAR PORCH

With tiled floor, double opening cupboard with louvre doors.

BOILER ROOM

With louvre door housing wall mounted 'Potterton' gas fired central heating and hot water boiler, shelving, space for dryer, gas meter, upvc double glazed windows to the rear porch and upvc double glazed access door to the rear garden and decked seating area.

A staircase from the Reception Hall leads to:-

¾ LANDING

Upvc double glazed window.

SEPARATE LOW FLUSH W.C

With wall and floor tiling, upvc double glazed window.

TILED 2-PIECE BATHROOM



White suite with shaped corner bath, mixer tap, 'Mira' shower over, pedestal wash hand basin, display shelving and mirror, ladder style towel rail, plastic cladding to ceiling with recessed spotlights, floor tiling, upvc double glazed window.

FIRST FLOOR LANDING

Picture rails.

BEDROOM 1 16'7" x 12'2" maximum (5.08m x 3.71m maximum)



Into upvc double glazed bay window overlooking Craig y Don Park, picture rails, telephone point, spotlights, radiator.

VIEW FROM BEDROOM 1



BEDROOM 2 14'9" x 12'2" maximum (4.52m x 3.71m maximum)



Double glazed bay window with deep display shelf, picture rails, radiator. Overlooking the park.

BEDROOM 3 13'10" x 9'0" (4.22m x 2.76m)



Picture rails, radiator, upvc double glazed window to rear.

BEDROOM 4/OFFICE 8'6" x 6'9" (2.61m x 2.08m)

Including fitted double cupboard, picture rails, upvc double glazed bay window with deep display sill.

SECOND FLOOR LANDING

With built-in double cupboard with shelving, skylight window.

BEDROOM 5 15'0" x 11'1" (4.58m x 3.38m)



Spotlights, upvc double glazed window, radiator.

ATTIC STORE ROOM

OUTSIDE

FRONT GARDEN

With lawn, pavings, shrubs, trees, seating area, double opening gates to driveway provides off road parking leads to:-

SINGLE CAR GARAGE

With tool store to the rear.

REAR GARDEN



Lawn, flowerbeds, shrubs, pond, patio area and decked seating area.

TENURE - FREEHOLD

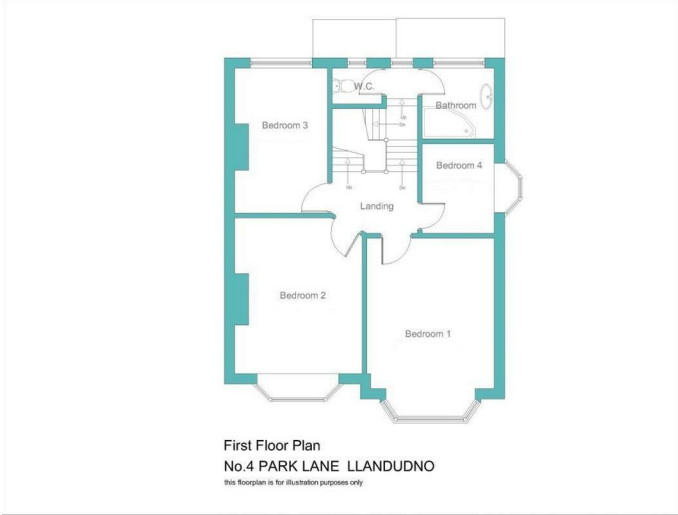
COUNCIL TAX BAND

Council Tax is 'E' obtained from www.conwy.gov.uk

GROUND FLOOR - FLOOR PLAN



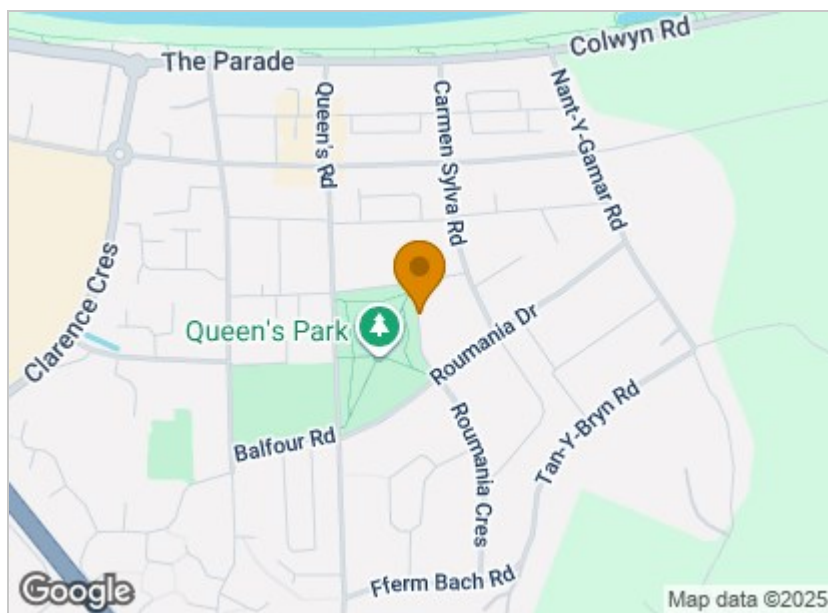
FIRST FLOOR - FLOOR PLAN



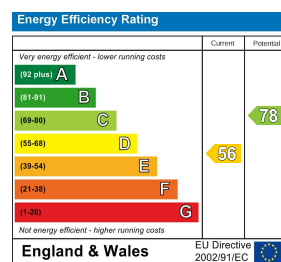
SECOND FLOOR - FLOOR PLAN



Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed past the Broadway Hotel keeping in the left hand lane heading towards Craig-y-Don, through the roundabout, onto Mostyn Avenue and within 400 yards the Co-op will be noted on the corner, turn right onto Queens Road, 2nd left onto Park Avenue and 1st right into Park Lane and the property can be viewed on the right hand side overlooking the park within 60 yards. REF: A649 15/03/25

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.

