



Energy Rating

Score

Energy rating

Current

Potential



WELL PLANNED DETACHED FOUR BEDROOM HOME

Description

A spacious and well planned detached four-bedroom home situated in a highly sought after cul-de-sac location, enjoying a good size plot with enclosed rear garden.

The extended accommodation comprises: Hallway, cloakroom, lounge with opening into the dining room which has patio doors, snug, good size kitchen and an integral door into the garage. To the first floor: Master bedroom with en-suite shower room, three further bedrooms and family bathroom. Mostly UPVC double glazing and gas central heating. Driveway parking for two vehicles, front garden and good sized rear garden.

Outside: Property benefits from ample off-road parking to front, with wrap around lawned garden and to rear a grassed enclosed garden, paved patio and hardstanding for a shed, further enjoys open aspect.

- ✓ SITUATED IN A HIGHLY SOUGHT AFTER LOCATION
- ✓ ENJOYING EXTENSIVE PLOT WITH SIZEABLE GARDEN
- ✓ CLOSE PROXIMITY TO ALL LOCAL AMENITIES
- ✓ WELL PLANNED & SPACIOUS FAMILY HOME

Ground Floor W.C.

6' 6" x 3' 6" 1.98m x 1.06m

Lounge

14' 10" x 12' 8" 4.52m x 3.86m



Dining Room

10' 9" x 8' 11" 3.27m x 2.71m



Snug

12' 9" x 9' 3" 3.88m x 2.82m

Study

9' 7" x 8' 11" 2.92m x 2.71m

Kitchen

18' 2" x 10' 7" 5.54m x 3.22m

Garage

16' 6" x 8' 4" 5.03m x 2.54m



Bedroom One

12' 8" x 11' 10" 3.86m x 3.60m



Bedroom One - En-Suite

6' 6" x 6' 3" 1.98m x 1.90m

Bedroom Two

12' 7" x 8' 3" 3.83m x 2.51m

Bedroom Three

10' 9" x 9' 5" 3.27m x 2.87m



Bedroom Four

10' 9" x 8' 8" 3.27m x 2.64m

Family Bathroom

6' 10" x 6' 7" 2.08m x 2.00m

Location

The property is situated in a residential street in Craig Y Don within level walking distance of the local shops, other facilities and the Promenade, it is close to the Promenade, the theatre, Mostyn Champney Retail Park, the new shopping development off Mostyn Broadway and Craig Y Don local shops and amenities.



Directions

From our Conwy office follow the one-way system out of Conwy via the bridge. At the roundabout take the first exit onto Glan y Mor Road. Take a right turn up Pentwyn Road and proceed along, going straight across at the mini roundabout, continue until you reach the large roundabout. Take the third exit towards Craig y Don and then first left just after the pelican crossing into Queens Gardens and the property is on your left.

Council Tax Band: F (provided on www.voa.gov.uk)
Energy Efficiency Rating: D
Tenure: Freehold

4 Bedroom Detached House

2 Queens Gardens
Llandudno
LL30 1RU

£425,000

Reference Number: FP8242
20/1/2025

Fletcher & Poole,
3 Lancaster Square,
Conwy, LL32 8HT

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

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web: www.fletcherpoole.com

