



Rose Neath 2 Roumania Drive
Craig-y-Don, Llandudno LL30 1UL

Offers In The Region Of £450,000



STERLING

ESTATE AGENTS & VALUERS

A most impressive DETACHED 4 BEDROOM BUNGALOW built circa 1910, situated in a sought after residential location, opposite Craig-y-Don Park, within a short level walk of the shops and school and close to the beach and the wonderful walks over Nant Y Gamar.

This unique property has a tremendous amount of potential and would be a perfect project giving the potential buyer scope for adding value, either as a family home or investment. Of excellent proportions and standing in established gardens of about a third of an acre the property retains many of the original features of the period. From the PORCH is the HALLWAY and REAR HALL & CLOAKROOM, there are 2 HUGE RECEPTION ROOMS, LARGE KITCHEN BREAKFAST ROOM, UTILITY ROOM, WORKROOM/STUDY, BATHROOM, 3 GROUND FLOOR BEDROOMS, UPSTAIRS there is BEDROOM 4 and DRESSING/BOX ROOM. Outside driveway and GARAGE, SUMMER HOUSE and private well stocked gardens EPC 40E Potential 65D Ref CB7469



Entrance Porch

Stone floor, inner door to

Reception Hall

13'1" x 12'1" (4 x 3.7)

Parquet flooring, under stairs cupboard, 2 central heating radiators, electric convector heater

Rear Hall to

Cloakroom

W.C, wash hand basin, central heating radiator

Impressive Lounge

18'0" x 13'5" (5.5 x 4.1)

Wide bow window to front garden aspect, coved ceilings, 2 central heating radiator, slate open coal fireplace and hearth with side plinths, copper canopy

Dining Room

15'5" x 15'5" (4.7 x 4.7)

Bay window to side aspect, 3 central heating radiators, slate and tiled open coal fireplace and hearth, built in glazed china cupboards

Kitchen Breakfast Room

14'1" x 12'1" (4.3 x 3.7)

Range of maple style wood grain base cupboards and drawers with cream work top surfaces, wall unit and glazed units, central heating radiator, open stone fireplace recess, breakfast bar, 4 ring gas hob unit, built in oven, cooker extractor hood, single drainer sink unit

Utility Room

10'5" x 8'2" (3.2 x 2.5)

Double drainer stainless steel sink unit, quarry tiled floor, plumbing for washing machine, Worcester gas central heating boiler

Side Workroom Study

13'5" x 4'7" (4.1 x 1.4)

Wall and base cupboards, central heating radiator, quarry tiled floor

Bedroom 1

16'8" x 14'1" (5.1 x 4.3)

Bow window to front elevation, 3 central heating radiators

Bedroom 2

15'5" x 12'9" (4.7 x 3.9)

Central heating radiator

Bedroom 3

15'5" x 13'1" (4.7 x 4)

Central heating radiator

Large Family Bathroom

8'2" x 8'2" (2.5 x 2.5)

Panel bath, bidet, pedestal wash hand basin, w.c, vanity wall mirror and light, shaver point, shower unit and screen, back and white tiled floor

First Floor

Stairway off the Hall to First Floor and Landing, roof void storage cupboard

Bedroom 4

11'9" x 11'1" (3.6 x 3.4)

Double glazed, central heating radiator, views over the park and Great Orme in the distance

Dressing Room/Box Room off

6'9" x 6'7" (2.06 x 2.02)

Double glazed velux window

The Garage

Long driveway leading to the Large Brick Garage with double doors, personal door, pebble dashed elevations and a red tiled pitched roof

The Gardens

The bungalow stands in large established gardens to front, side and rear, mainly lawns, flower borders, rose trees, pathways and flowering hedges and trees ensuring a good degree of privacy from the road. Large brick log/coal store, garden bin store

The Summer House

18'8" x 10'2" (5.7 x 3.1)

At the rear of the garage, panelled walls, double glazed patio doors

AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then

contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - www.sterlingestates.co.uk or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.

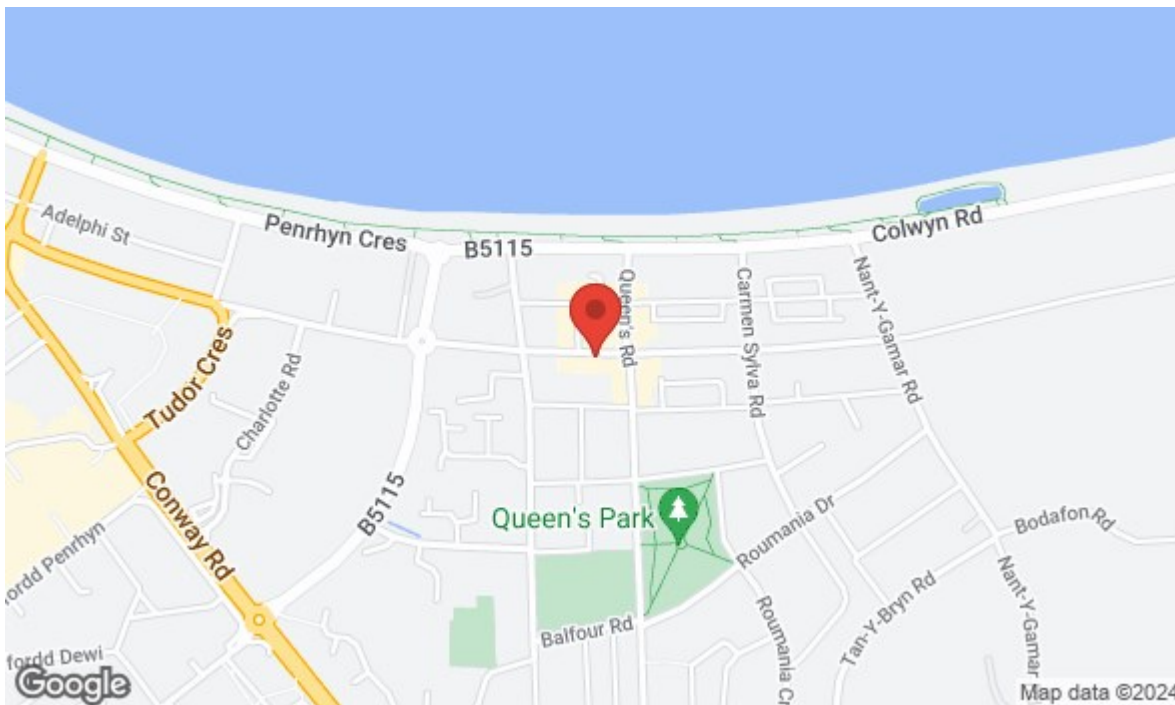
Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.











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Approximate Gross Internal Area = 208.9 sq m / 2248 sq ft
Outbuildings = 45.3 sq m / 488 sq ft
Total = 254.2 sq m / 2736 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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