

**Bryan Davies
+ Associates**

**4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125**

**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

35 Kingsway, Llandudno, Conwy, LL30 1YQ



£185,000

 2  1  1  C

www.bdahomesales.co.uk

BEAUTIFULLY MAINTAINED 2 BEDROOM PURPOSE BUILT FIRST FLOOR APARTMENT situated on the popular Liddell Park Estate next to the walkway leading straight to Llandudno with all the shopping amenities at Mostyn Champney, Parc Llandudno, Asda etc. The property briefly comprises:- self contained front door to small hall; staircase to first floor landing; spacious lounge/dining room with sliding patio door to balcony; kitchen with range of modern units,; inner hall; 2 bedrooms both with built in wardrobes and 3 piece shower room. Outside front garden with lawn and shrubs, and drive for off road parking leads to single car garage with automatic up and over door. The property is held on a Leasehold tenure over 165 year term from 2023 with an annual ground rent of £10.

The accommodation comprises:-

Canopied side aspect upvc double glazed entrance door to:-

HALL

Under stairs storage recess, wood flooring, radiator, staircase to:-

FIRST FLOOR

DUAL ASPECT OPEN PLAN LOUNGE/DINING ROOM 20'4" x 15'5" max (6.22m x 4.71m max)



Fire surround with display mantle and hearth. electric living flame log effect fire, coving, 2 radiators, upvc double glazed window to rear and upvc double glazed sliding door to Balcony:



BALCONY



With wooden balustrade and distant hillside views.

KITCHEN 10'8" x 8'5" (3.26m x 2.58m)



Fitted range of cream fronted base, wall and drawer units with round edge wood effect worktops, inset 1½ bowl ceramic sink unit and mixer taps, integrated double electric oven and 4 ring ceramic 'Belling' hob, and cooker hood over, plumbing for washing machine, space for fridge/freezer, wall tiling, cupboard housing gas fired 'Worcester' combination central heating and hot water boiler, coving, wood flooring, upvc double glazed window with distant views.

INNER HALL

With access to roof space, storage cupboard with slatted shelving.

BEDROOM 1 14'1" x 10'9" max overall (4.30m x 3.30m max overall)



Overall including fitted mirror fronted wardrobes,

dressng table and light, coving, double radiator, 2 upvc double glazed windows to front with hillside views.



VIEW FROM BEDROOM 1



BEDROOM 2 11'10" x 8'10" max (3.63m x 2.70 max)



Including fitted double wardrobe, book shelving, radiator, 2 upvc double glazed windows overlooking rear garden.

3 PIECE SHOWER ROOM



Double shower stall with mains shower, pedestal wash hand basin and mixer tap, close coupled wc, wall tiling, shaver point, medicine cabinet, radiator, ladder style towel rail, upvc double glazed window, wood flooring.

OUTSIDE

FRONT GARDEN

With shrubs and trees, driveway for off road parking for 2 cars leads to:-

GARAGE

Automatic up and over door, light and power connected, bins storage area, small storage cupboard with meters.

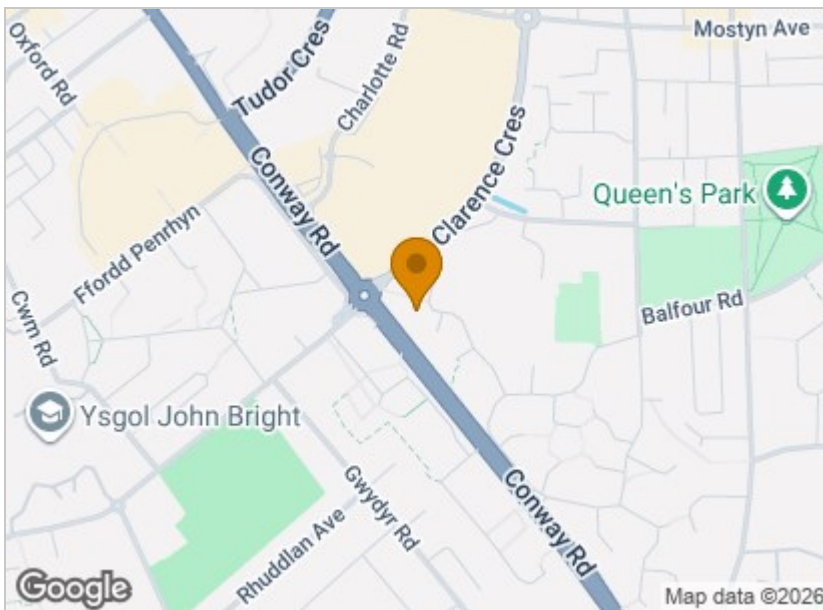
COUNCIL TAX

Is 'D' as obtained from www.conwy.gov.uk

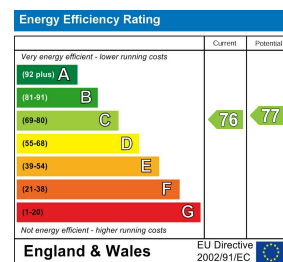
TENURE

The property is held on a LEASEHOLD tenure over 165 years form 2023 with an annual ground rent of £10.00

Area Map



Energy Efficiency Graph



Directions

From our Office proceed around the Premier Inn keeping in the left hand lane, through the roundabout into Craig y Don and take the first turning on the right into Clarence Road, third turning on the right into Liddel Drive, turn right into Kingsway, follow the road down to the end and the property is on the left hand side. Ref A890 17/04/26

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.

