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20 Criccieth Close, Llandudno, Conwy, LL30 1GZ



No Onward Chain £285,000

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www.bdahomesales.co.uk

THIS WELL PRESENTED DETACHED HOME WAS BUILT C1995 BY ANWYL HOMES AND IS SITUATED IN A POPULAR CUL DE SAC WITHIN A MILE OF LLANDUDNO. The accommodation briefly comprises:- hall; lounge; dining room; conservatory; kitchen; utility room; rear porch; two piece cloakroom; first floor landing; principal bedroom with three piece en-suite shower room; three further bedrooms and a three piece bathroom. The property features gas fired central heating and upvc double glazed windows. Outside - pleasant gardens to the front and rear and drive for off road parking for one car leads to a single car garage.

The Accommodation Comprises:-

Upvc double glazed coloured leaded FRONT DOOR to:-

SMALL HALL

Laminate floor, inner door to:-

LOUNGE 15'6" x 13'2" (4.73m x 4.03m)



Into upvc double glazed leaded bay window, fire surround with marble back and hearth, inset 'Living Flame' gas coal effect fire, TV and telephone point, double radiator, coving, door through to:-



DINING ROOM 14'4" x 8'0" (4.39m x 2.45m)



Coving, double radiator, double glazed sliding doors to:-

CONSERVATORY 9'10" x 8'4" (3.02m x 2.56m)



Upvc double glazed windows and opening light, laminate flooring, radiator, double opening upvc double glazed doors to rear garden.



KITCHEN 9'9" x 8'1" (2.98m x 2.48m)



Fitted range of base, wall and drawer cabinets with round edged worktops, inset 1½ bowl sink unit and mixer tap, space for cooker and fridge/freezer, wall and floor tiling, upvc double glazed window, double radiator, door to:-

UTILITY ROOM/REAR PORCH

Plumbing for washing machine, storage cupboards, floor tiling, upvc double glazed coloured leaded glass side door to garden.

2 PIECE CLOAKROOM



Pedestal wash hand basin with tiled splashback, close coupled wc, floor tiling, upvc double glazed window, radiator.

A staircase from the Dining Room leads to:-

FIRST FLOOR LANDING

BEDROOM 1 13'3" x 10'1" (4.04m x 3.09m)



TV and telephone point, two upvc double glazed windows, radiator, partial views of The Great Orme and The Little Orme.

EN-SUITE 3 PIECE SHOWER ROOM



Shower stall with 'Mira' shower, pedestal wash hand basin and tiled splashback, close coupled WC, laminate flooring, extractor, upvc double glazed window.

BEDROOM 2 12'9" x 8'3" (3.89m x 2.53m)



Into upvc double glazed bay window, telephone point, TV point, radiator, partial views of The Great and Little Orme.

BEDROOM 3 10'2" x 9'0" (3.11m x 2.75m)



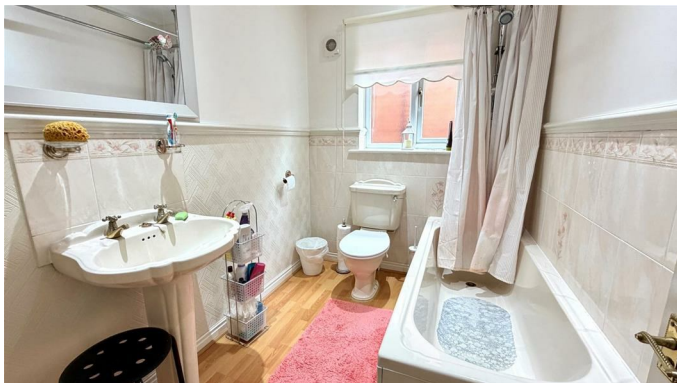
Coving, upvc double glazed window, radiator.

BEDROOM 4 11'3" x 6'3" max (3.45m x 1.93m max)



Coving, upvc double glazed window, radiator.

3 PIECE BATHROOM



Panel bath with mixer shower, pedestal wash hand basin, close coupled WC, wall tiling, dado rail, radiator, upvc double glazed window, extractor, recessed downlighters.

OUTSIDE

FRONT GARDEN

With lawn, shrubs and trees. Drive for off road parking leads to:-

GARAGE 16'7" x 8'2" (5.08m x 2.49m)

Up and over door, power and light, 'British Gas' combination central heating and hot water boiler.

REAR GARDEN



Lawn, flowerbeds, shrubs, decorative chippings, patio area.

TENURE

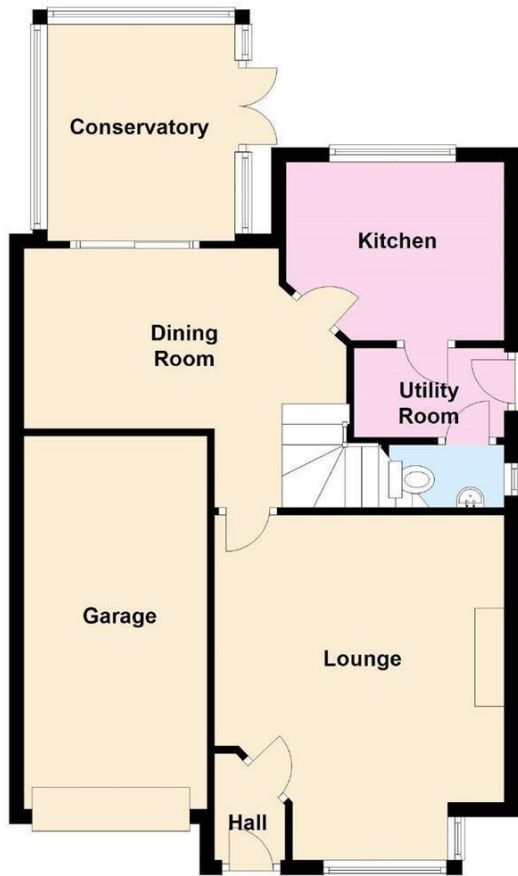
The property is held on a FREEHOLD tenure.

COUNCIL TAX

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

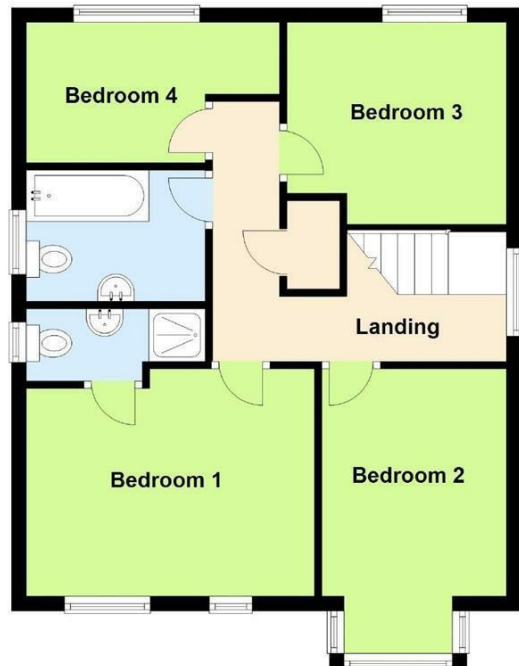
Ground Floor

Approx. 64.1 sq. metres (689.4 sq. feet)

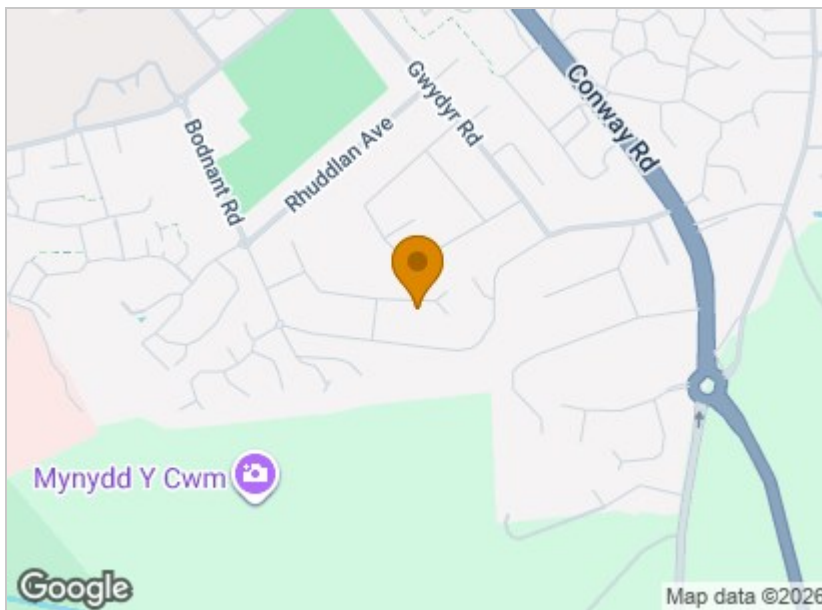


First Floor

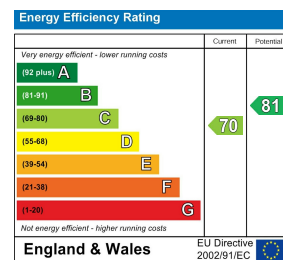
Approx. 52.8 sq. metres (568.6 sq. feet)



Area Map



Energy Efficiency Graph



Directions

Coming into Llandudno, at the Links Hotel take the first exit onto Maesdu Road, third turning on the left onto Bodnant Road, through the mini roundabout turn next left into Bodnant Crescent follow the road round to the right and along to Criccieth Close, the property is on the right hand side at the end of the cul de sac. Ref A972 21/09/26 REV 23/09/26

We will be pleased to arrange a viewing of this Home

01492 875125

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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.

