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**AUCTIONEERS
●
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**22 Kingsway, Liddell Park, Craig y Don, Llandudno,
Conwy, LL30 1YQ**



£235,000



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www.bdahomesales.co.uk

THIS IS A LOVELY TWO BEDROOM DETACHED BUNGALOW SITUATED AT THE END OF A CUL-DE-SAC, ON THE LEVEL AND WITHIN WALKING DISTANCE OF LLANDUDNO TOWN CENTRE.

The accommodation briefly comprises: porch; hall; lounge/diner; lean-to upvc double glazed conservatory; fitted kitchen with built-in oven, hob, cooker hood and dishwasher; two bedrooms and tiled three piece shower room. The property features gas fired central heating from a 'Worcester' boiler - installed 2022, and upvc double glazed windows. Outside - easily maintained front garden with driveway for off road parking leads to a single car garage; landscaped rear and side gardens with lawns, shrubs, decorative chippings, pavings, seated areas, arbour, partially abutting the Queen Elizabeth Court Retirement Home.

The accommodation comprises:

UPVC DOUBLE GLAZED FRONT DOOR INTO:

UPVC DOUBLE GLAZED PORCH

Wood effect floor, glazed FRONT DOOR into:

HALL

Coved ceiling, built-in cloak cupboard with mirror fronted sliding doors, access to roof space, recessed downlighters, radiator.

LOUNGE/DINER 16'2" x 10'5" (4.93m x 3.18m)



Coved ceiling, T.V. point, wall mounted pebble effect electric fire, recessed downlighters, double radiator.



Sliding aluminium door into:

LEAN-TO UPVC DOUBLE GLAZED CONSERVATORY 9'7" x 8'0" (2.93m x 2.46m)



Wall light point.



Sliding patio doors to rear garden.



KITCHEN 9'8" x 8'9" (2.96m x 2.68m)



Fitted range of cream fronted 'Shaker' style base, wall and drawer units with round edged beech effect worktops and matching beech effect flooring, inset single drainer sink unit and mixer tap, integrated 'Indesit' electric oven and four ring ceramic electric hob with cooker hood over, integrated dishwasher, space for fridge/freezer, cupboard housing 'Worcester' central heating and hot water boiler - installed 2022, recessed downlighters, telephone point, double radiator, upvc double glazed window to front.

BEDROOM ONE 10'11" x 10'5" (3.33m x 3.20m)



Built-in wardrobes, recessed downlighters, radiator, upvc double glazed window to rear.

BEDROOM TWO 8'8" x 7'9" (2.65m x 2.38m)



Recessed downlighters, radiator, upvc double glazed window to front.

TILED 3-PIECE SHOWER ROOM



White suite comprising corner shower stall with 'Mira Zest' electric shower, pedestal wash hand basin, W.C., shaver point, recessed downlighters, radiator, wood effect floor, upvc double glazed window.

OUTSIDE

PAVED FRONT GARDEN

With raised flower beds and shrubs.

DRIVEWAY PARKING

Leads to:

SINGLE CAR GARAGE

With up and over door, power connected.

REAR AND SIDE GARDENS





With lawns, shrubs, decorative chippings, pavings, seated areas, arbour, partially abutting the Queen Elizabeth Court Retirement Home.

TENURE

The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

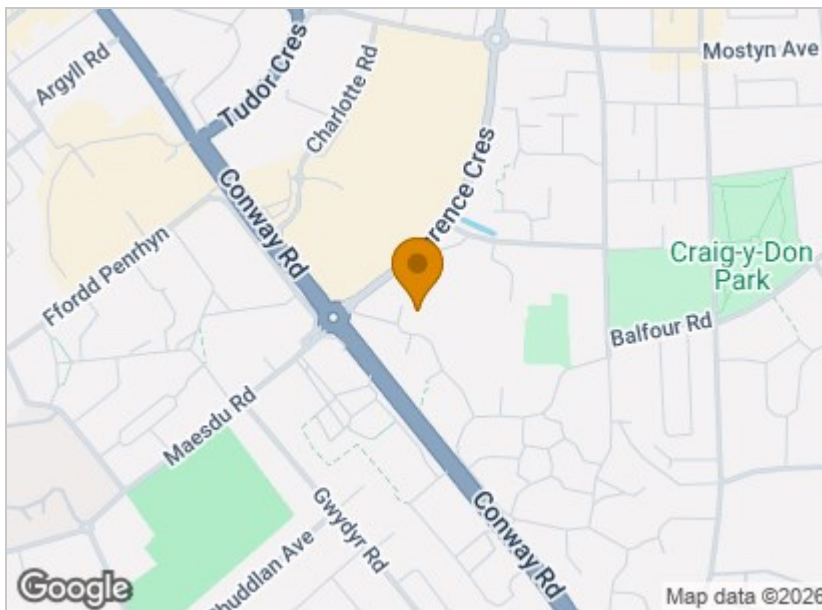
Is 'D' obtained from www.conwy.gov.uk

Ground Floor

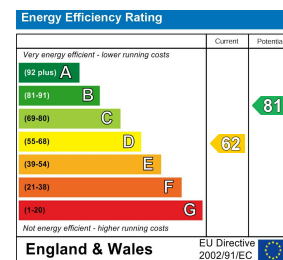
Approx. 59.0 sq. metres (635.0 sq. feet)



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 1st turning on the right into Clarence Road, 3rd turning on the right into Liddel Drive, follow the road down and take the 2nd turning on the right into Kingsway, follow the road to the end of the cul-de-sac and the property is on your right hand side. A982 12/10/26

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.

