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**AUCTIONEERS
●
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**14 Riviere Avenue, Craig Y Don, Llandudno, Conwy,
LL30 1TL**



£390,000

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www.bdahomesales.co.uk

THIS BEAUTIFULLY PRESENTED EXTENDED DETACHED FOUR BEDROOM FAMILY HOME IS SITUATED ON THE LEVEL WITHIN EASY WALKING DISTANCE OF CRAIG Y DON SHOPS, MEDICAL PRACTICE, PHARMACY, CAFES, RESTAURANTS AND PROMENADE, AND LESS THAN A MILE FROM LLANDUDNO TOWN CENTRE.

The accommodation briefly comprises:- hall; lounge; separate dining/ sun room; kitchen with modern white gloss fronted units; separate utility room with 2 piece cloakroom (formally the garage); stairs from the hall lead to first floor landing; principle bedroom with en-suite 3 piece shower room; 3 further bedrooms and a 3 piece family bathroom with over bath shower. The property features gas fired central heating and upvc double glazed windows. Outside easily maintained gardens to the front and rear and drive for off road parking.

The Accommodation Comprises:-

CANOPIED ENTRANCE

Composite double glazed front door and upvc double glazed side light to:-

HALL

Coving, radiator. Oak door to:-

LOUNGE 16'8" x 11'7" (5.10m x 3.55m)

Into upvc double glazed bay window, laminate flooring, coving, double radiator, tv point, 2 x side aspect upvc double glazed windows.



DINING AREA 11'8" x 7'10" (3.58m x 2.41m)



Laminate flooring, coving, under stairs cloaks cupboard with light, opening through to:-

SUN ROOM 12'0" x 9'6" (3.68m x 2.92m)



Laminate flooring, upvc double glazed windows and opening lights, double opening upvc double glazed doors to rear garden, double radiator.



KITCHEN 10'8" x 8'2" (3.26m x 2.51m)



Fitted range of white gloss fronted base, wall and drawer units with marble effect work tops, integrated 1½ bowl 'Franke' sink unit and mixer tap, corner carousel, integrated 'Kenwood' dishwasher, electric oven and 4 ring gas 'Neff' hob with cooker hood over, space for fridge/freezer, vertical radiator, laminate flooring, recessed downlighters, upvc double glazed windows overlooking rear garden, side aspect upvc double glazed door to side.



UTILITY ROOM 17'4" x 7'10" max (5.29m x 2.4m max)



Fitted base, wall and drawer units with round edged worktops, inset single drainer sink unit and mixer tap, plumbing for washing machine and space for drier, display shelving, storage area, built in storage cupboard with shelving, laminate flooring, upvc double glazed window to front.

EN-SUITE 2 PIECE CLOAKROOM



With wash hand basin, close coupled wc, wall tiling, extractor, recessed down lighters, display shelving, laminate flooring, wall tiling.

A staircase from the entrance hall leads to:-

FIRST FLOOR LANDING

Access to roof space.

BEDROOM 1 11'6" x 10'8" (3.51m x 3.27m)

Laminate flooring, upvc double glazed window to front.

TILED EN-SUITE 3 PIECE SHOWER ROOM



Comprises double shower stall with twin shower heads including drench shower, vanity wash hand basin and mixer tap, close coupled wc, mirror fronted cabinet with shelving and light, ladder style towel rail, recessed downlighters, extractor, upvc double glazed window, floor tiling.

BEDROOM 2 14'2" x 8'8" (4.34m x 2.66m)



Laminate flooring, upvc double glazed window to front, radiator.

BEDROOM 3 11'5" x 7'10" (3.48m x 2.4m)



2 built in cupboards with hanging rails and shelving, laminate flooring, upvc double glazed window to rear, double radiator.

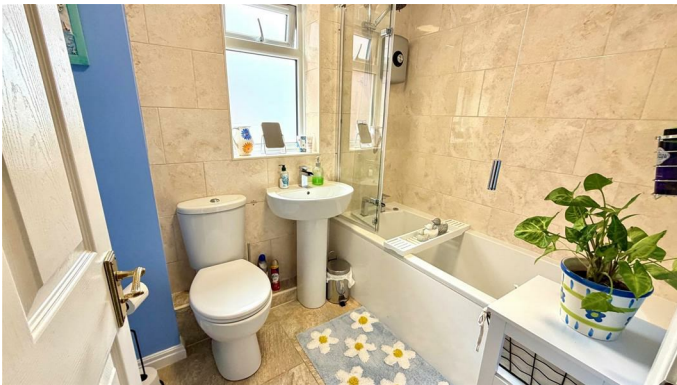
BEDROOM 4



Upvc double glazed window to rear, radiator.



3 PIECE BATHROOM



White suite comprising panel bath with mixer tap, electric shower over and folding side screen, pedestal wash hand basin, close coupled wc, wall and floor tiling, ladder style towel rail, upvc double glazed window.

OUTSIDE



Landscaped side and front garden - walled with decorative slate chippings and rockery, shrubs and trees, driveway to side provides off street parking for 1 car.

ENCLOSED REAR AND SIDE GARDEN



With EV charger, landscaped to include decorative slate chippings, paved patio areas, raised vegetable planting area, cold and hot water taps, external power points, greenhouse, pergola, flower beds, bins, storage area, side gated access.

COUNCIL TAX

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

TENURE

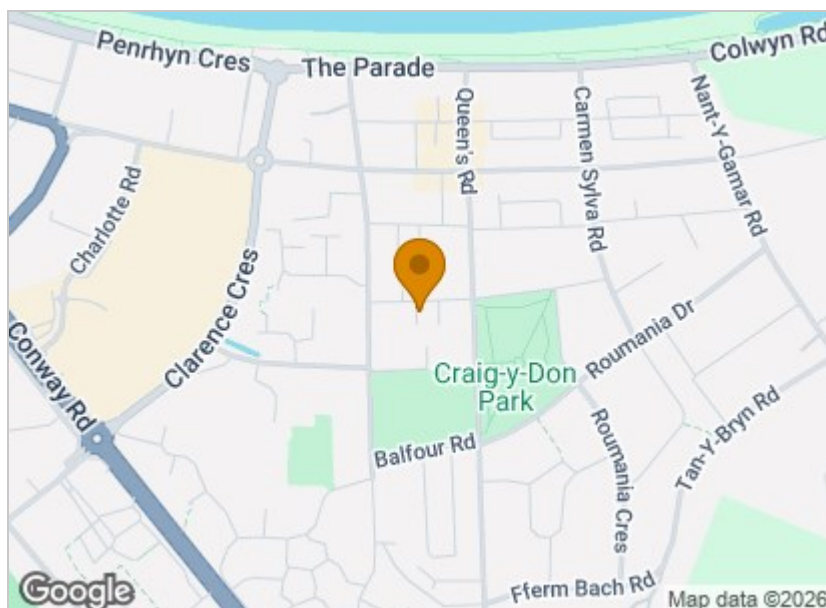
The property is held on a FREEHOLD tenure.



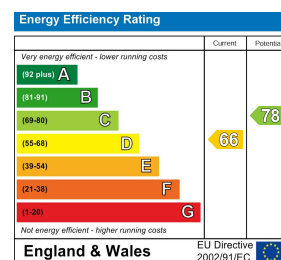
Total floor area 116.0 m² (1,249 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed around the Premier Inn Hotel filing into the left hand lane passing Mostyn Champneys, at the roundabout continue over to Craig y Don and take the first turning on the right onto Clarence Road, take the second turning on the left into Riviere Avenue and the property is on your right hand side within 100 yards. Ref A948 23/07/26

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.

