

3 Aber Drive

Llandudno LL30 3AN

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£364,950

This charming dormer bungalow is an excellent opportunity for those looking to settle in an accessible location in Llandudno. With its thoughtful layout and desirable features, it is sure to appeal to a variety of buyers. Conveniently located within walking distance to the promenade.

EPC : D - Tenure - Leasehold - Council Tax: F

Nestled in the charming area of Aber Drive, Llandudno, this delightful detached dormer bungalow offers a perfect blend of comfort and convenience. With its prime location, residents will enjoy easy access to the picturesque promenade, making it an ideal spot for leisurely strolls and enjoying the stunning coastal views.

This well-appointed home features two inviting reception rooms, providing ample space for relaxation and entertaining. The ground floor boasts a spacious bedroom and a conveniently located bathroom, making it suitable for those seeking single-level living. The kitchen is functional and leads to a small conservatory, which is perfect for enjoying the garden views throughout the seasons.

Upstairs, you will find two additional bedrooms, offering flexibility for family living or guest accommodation, along with a separate toilet for added convenience. The property is equipped with double glazing and gas central heating, ensuring warmth and comfort throughout the year.

The mature gardens surrounding the home are easy to maintain, providing a lovely outdoor space to unwind. Additionally, the property includes parking and a garage, making it practical for everyday living.

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Location

The property occupies a lovely setting within walking to the promenade and a short distance of Craig y Don and all local facilities. The property is also convenient for the A470 leading to the A55 expressway.

Accommodation

Upon entering the property, you are welcomed into a spacious entrance hallway which leads through to a comfortable lounge and adjoining dining area, providing ample space for both relaxation and entertaining.

The property further benefits from a fitted kitchen with access to a sunroom overlooking the rear garden, offering an additional area in which to sit and unwind.

To the ground floor, there is also a generously proportioned bedroom and a family bathroom, making the accommodation particularly suitable for those seeking the convenience of ground floor living.

A staircase rises to the first floor, where there are two further bedrooms and a separate W.C. From the first floor, the property enjoys attractive views towards the pier and the Great Orme.

Additional benefits include UPVC double glazing and gas central heating throughout.

Overall, this is a versatile and well-proportioned home offering flexible accommodation, attractive gardens and delightful views, making it suitable for a variety of purchasers.

Entrance Hall

Lounge 15'11" x 11'11" (4.87 x 3.65)

Dining Room 10'3" x 9'10" (3.14 x 3.02)

Kitchen 12'0" x 9'9" (3.68 x 2.99)

Conservatory 10'9" x 5'4" (3.30 x 1.64)







Ground Floor Bedroom 1 13'2" x 11'11" (4.03 x 3.64)

Ground Floor Bathroom 9'8" x 5'10" (2.96 x 1.79)

First Floor Bedroom 2 12'5" x 10'8" (3.81 x 3.26)

First Floor Bedroom 3 10'3" x 6'10" (3.14 x 2.09)

First Floor Separate W.C.

Outside:

The property is approached via a driveway providing access to a single garage. To the front, there is a lawned garden with well-stocked flower borders, mature trees and established hedging.

To the rear, the garden is predominantly laid to patio, offering an ideal space for outdoor seating and entertaining, complemented by mature shrubs and established screening hedges, creating a pleasant and outdoor setting.

Services

All main services connected.

Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@imwestates.com

Proof of Identity:

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.







Directions

From Llandudno continue along the promande towards Craig Y Don passing Dylans restaurant on the right hand side, continue past Bodafon fields and take your second turning right onto Aber Drive, bear left and the property will be viewed on the left hand side.

Tenure

We understand that the property is held on a 999 year lease form 1959 with Mostyn Estates
with a ground rent of £4.00 per annum.
Our vendors have had a costing of £4908.00 including vat from Mostyn Estates to purchase the freehold.

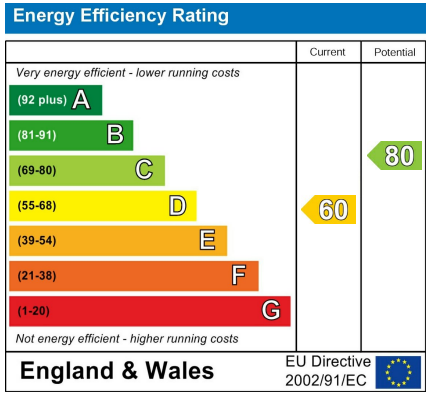
Council Tax Band:

Conwy County Borough Council tax band F









These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of option must be treated as given on the same basis as these particulars.

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