

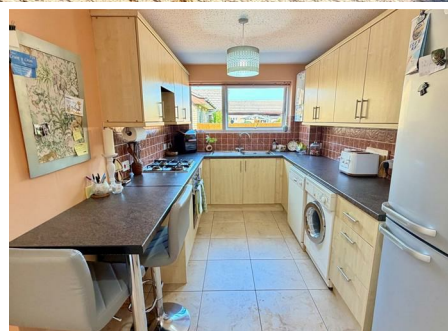
**Bryan Davies
+ Associates**

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**AUCTIONEERS
●
ESTATE AGENTS**

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**1 Queensway, Liddell Park, Craig y Don, Llandudno,
Conwy, LL30 1YJ**



£155,000

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www.bdahomesales.co.uk

THIS SPACIOUS GROUND FLOOR 2 BEDROOM APARTMENT IS SITUATED IN A SMALL CUL DE SAC ON THE POPULAR LIDDEL PARK DEVELOPEMENT, within level walking distance of Llandudno town centre, Mostyn Champneys retail park, Parc Llandudno and Asda as well as being close to the Promenade. The accommodation briefly comprises:- front door to small hall; lounge/ dining room; kitchen/breakfast room; inner hall; 2 double sized bedrooms and a 3 piece shower room. The property features gas fired central heating and upvc double glazed windows. Outside is an easily maintained garden to the rear and a shared drive leads to off road parking and a single car garage.

THE PROPERTY IS HELD ON A LEASEHOLD TENURE AND THE OWNERS ARE IN THE PROCESS OF EXTENDING THE LEASE

The accommodation comprises:-
Upvc double glazed door to:

SMALL HALL

Tiled floor, double radiator, cloaks cupboard with gas and electric meters.

LOUNGE/ DINING ROOM 17'8" x 11'2" (5.4m x 3.42m)



Upvc double glazed windows and sliding patio door to garden, double radiator, coved ceiling.



KITCHEN/ BREAKFAST ROOM 14'7" x 7'10" (4.47m x 2.40m)



Range of base, wall and drawer units with round edged works tops, stainless steel sink with bi flow taps, built in oven, 4 ring gas hob and cooker hood over, breakfast bar, plumbing for washing machine and dishwasher, tiled floor, wall tiling, upvc double glazed window, 'Vaillant' gas fired central heating and hot water boiler.



INNER HALL

Linen storage cupboard.

BEDROOM 1 11'5" x 11'3" (3.49m x 3.44m)



Upvc double glazed box bay window, radiator.



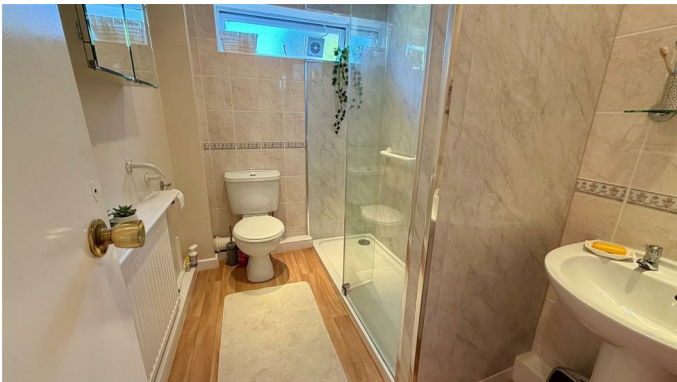
BEDROOM 2 12'1" x 8'4" (3.70m x 2.56m)



Plus built in wardrobes, upvc double glazed window, radiator.



SHOWER ROOM



Large shower stall, pedestal wash hand basin, close coupled wc, wall tiling and plastic clad walls to

shower, upvc double glazed window, radiator, ladder style towel warmer.

OUTSIDE



REAR GARDEN

With patio area, trees, shrubs and chippings.



SHARED DRIVE

Leads to parking bay and

SINGLE CAR GARAGE

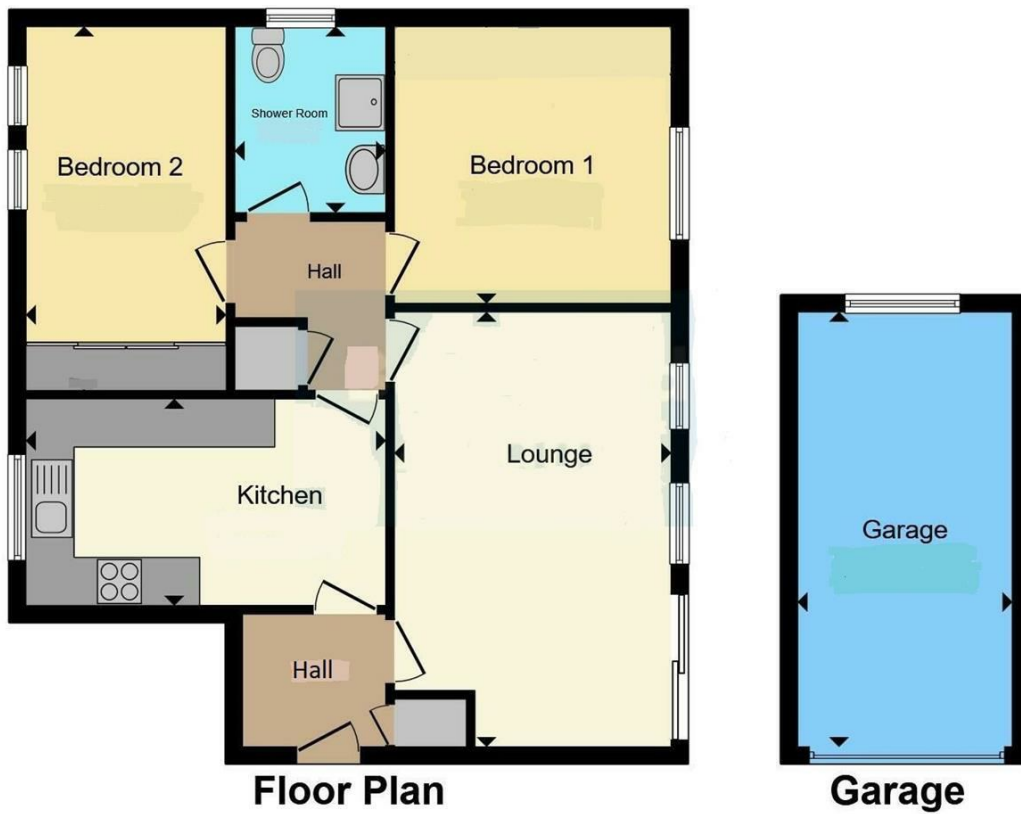
With up and over door.

TENURE

The property is held on a LEASEHOLD tenure and the owners are in the process of extending the lease.

COUNCIL TAX

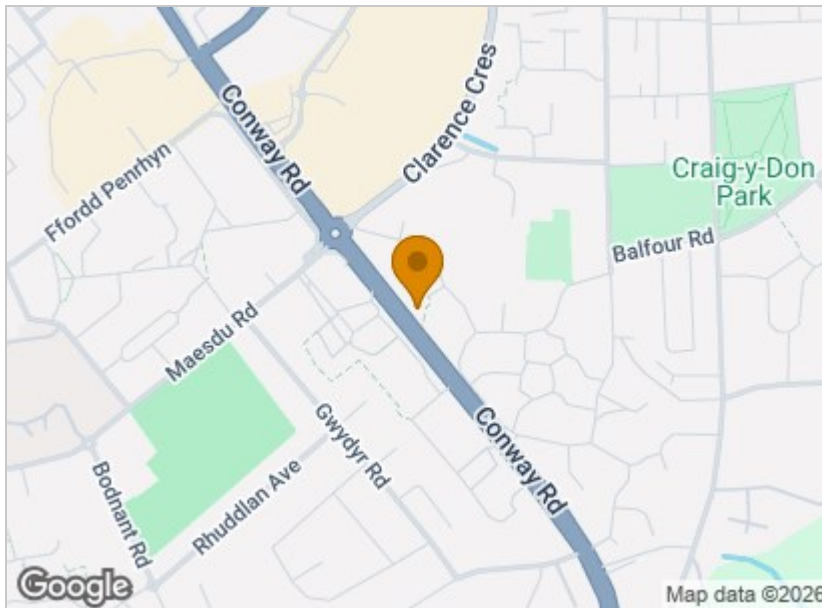
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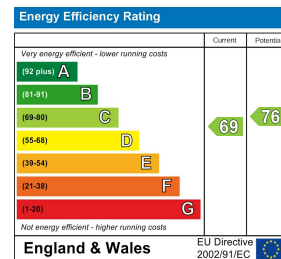
Total floor area 81.3 m² (875 sq.ft.) approx

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 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, turn next left into Queensway, the property is on the left hand side. Ref A938 11/07/26

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.

