

**Bryan Davies
+ Associates**

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AUCTIONEERS
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14 Curzon Road, Craig y Don, Llandudno, Conwy,
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No Onward Chain £310,000

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www.bdahomesales.co.uk

THIS IS A BEAUTIFULLY PRESENTED SEMI DETACHED COTTAGE STYLE FAMILY HOME, OFFERED FOR SALE WITH NO ONWARD CHAIN and situated within the heart of Craig y Don, within ½ a mile of the Promenade, Park , Shops, Restaurants, Craig y Don Medical Centre, Community Centre as well as local Primary School. Approximately a mile from Llandudno Town Centre. The accommodation briefly comprises:- reception hall; cloakroom; lounge with bay window; dining room/second reception room with patio doors to the rear garden; kitchen with fitted Cream fronted units with en-suite utility room and sun porch to the rear; first floor with 3 doubled bedrooms and re-fitted 3-piece bathroom. The property features gas fired central heating from a combination boiler and upvc double glazed windows as specified. Outside - easily maintained gardens to the front with decorative chippings, shrubs, trees and hardstanding for one car with brick paved pathways and a decked seating area to the rear with workshop.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED

The Accommodation Comprises:-

CANOPIED ENTRANCE

SIDE ASPECT LEADED DOOR to:-

RECEPTION HALL 10'7" x 10'1" (3.23m x 3.09m)



'Karndean' flooring, tiled hearth, display shelf, picture rails and coving, cloaks cupboard with shelving, double aspect upvc double glazed leaded coloured windows, understairs storage cupboard with shelving and electric meter.

2-PIECE CLOAKROOM

With vanity wash hand basin and display shelving with drawers and storage, close coupled w.c, shelving, upvc double glazed window.

LOUNGE 16'1" x 12'6" (4.92m x 3.82m)



Picture rails, coving, dado rails, fire surround with marble back and hearth with inset gas coal effect fire, display mantle, 2 double radiators.



DINING ROOM/2ND RECEPTION ROOM 12'5" x 11'1" (3.79m x 3.40m)



Inset fire (decorative only), 'Karndean' flooring, picture rails, sliding patio doors to the rear garden, double radiator.

KITCHEN/BREAKFAST ROOM 11'9" x 10'11" (3.59m x 3.33m)



Fitted range of Cream fronted shaker style base, wall, drawer and glass fronted display cabinets with under unit lighting, round edge worktops and matching breakfast island, inset 1½ bowl sink unit, space for cooker, space for fridge/freezer, spotlights, pine panelled ceiling, decorative wall and floor tiling, 2 upvc double glazed windows and side aspect upvc double glazed door.



UTILITY/PANTRY

With plumbing for a washing machine, round edge worktops, wall mounted 'Vaillant' gas fired central heating and hot water boiler, single glazed window, floor tiling, panelled walls.

SUN PORCH

With tiled floor, single glazed and glazed door to garden.

A staircase from the Entrance Hall leads to:-

FIRST FLOOR LANDING

Upvc double glazed coloured leaded glass window, picture rails.

BEDROOM 1 14'3" x 12'8" (4.36m x 3.88m)



Picture rails, fitted to include bedhead and bedside cabinets, chest of drawers, triple wardrobes, dressing table and drawers, upvc double glazed window, radiator, telephone point.

BEDROOM 2 12'9" x 11'6" (3.90m x 3.52m)



Including cupboards, picture rails, laminate flooring, built-in double cupboards with shelving, double radiator, upvc double glazed window to rear.

DOUBLE ASPECT BEDROOM 3 10'9" x 10'5" (3.30m x 3.20m)



Upvc double glazed windows, picture rails, radiator, part sloping ceiling.

RE-FITTED BATHROOM



To include corner bath and mains shower and side screen, close coupled w.c, vanity wash hand basin and display shelf, wall tiling, decorative wall tiling, ladder style towel rail, vinyl flooring, upvc double glazed window.

OUTSIDE - FRONT GARDEN



FRONT GARDEN

Landscaped with block paved pathways, decorative chipping, hardstanding for one car, flowers, shrubs, trees, seating areas.

Side gate to:-

REAR GARDEN



Outside tap, raised decked seating areas.



WORKSHOP

With power and light connected, shelving.

TENURE

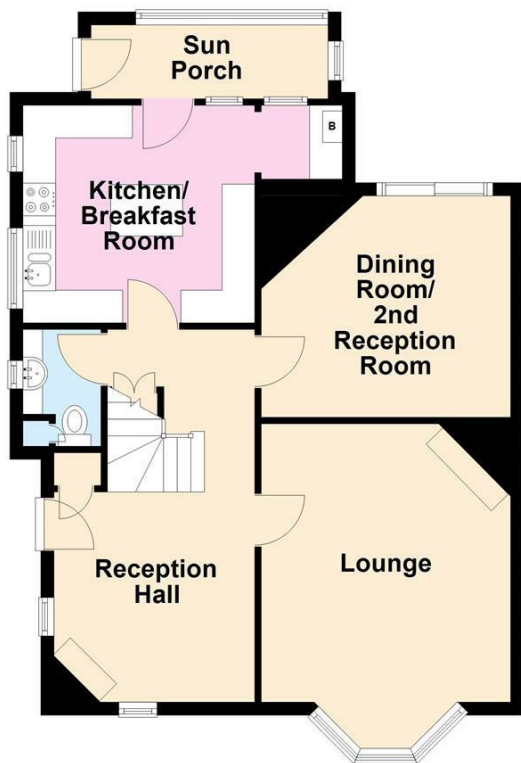
The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

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

Ground Floor

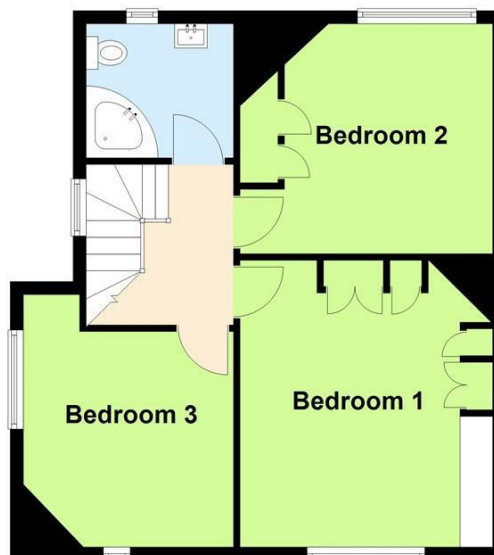
Approx. 68.3 sq. metres (735.5 sq. feet)



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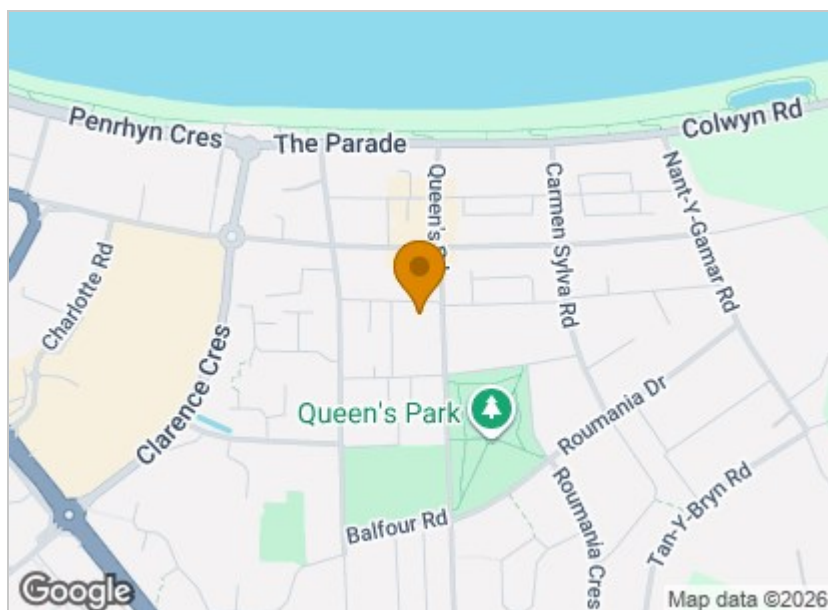
First Floor

Approx. 53.6 sq. metres (576.9 sq. feet)

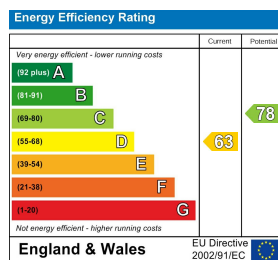


Total area: approx. 121.9 sq. metres (1312.4 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Office proceed around the Premier Inn (Tudno Castle Hotel) keeping in the left hand lane, through the roundabout into Craig y Don and take the first turning on the right into Clarence Road, first left into Curzon Road and the property is on the right hand side within 700 yards. REF: A768 19/08/25 Rev 27/08/25

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.

