

**Bryan Davies
+ Associates**

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AUCTIONEERS
●
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No Onward Chain £340,000

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www.bdahomesales.co.uk

THIS CHARACTER FOUR BEDROOM DETACHED COTTAGE STYLE FAMILY HOME HAS BEEN IN THE SAME FAMILY FOR 50 YEARS AND IS SITUATED ON THE LEVEL WITHIN EASY WALKING DISTANCE OF THE LOCAL SHOPS, PROMENADE, SURGERY, CRAIG Y DON PRIMARY SCHOOL, COMMUNITY CENTRE, TENNIS COURT, BOWLING GREEN AND THE PARK.

The accommodation which is in need of some updating, briefly comprises:- porch; hall; lounge with bay window; separate dining room with sliding doors to breakfast room; kitchen and utility area; ground floor three piece bathroom with overbath shower; first floor landing; principal bedroom with en-suite three piece shower room; three further bedrooms and a separate w.c. The property features gas fired central heating from a newly installed combination boiler and upvc double glazed windows. Outside – gardens to the front and rear; driveway for off road parking leads to a single car garage.

THE PROPERTY IS IN NEED OF SOME UPDATING.

The accommodation comprises:

Front door to:

PORCH

Single glazed window and door to:

HALL

Double radiator, upvc double glazed window.

DOUBLE ASPECT LOUNGE 14'9" x 14'7" (4.50m x 4.45m)



into upvc double glazed bay window, fire surround, double radiator.

DINING ROOM 13'8" x 11'0" maximum (4.19m x 3.36m maximum)



Upvc double glazed window, double radiator, fire surround, understairs pantry cupboard with shelving and upvc double glazed window.

Sliding doors to:

DOUBLE ASPECT BREAKFAST ROOM 10'7" x 10'4" (3.23m x 3.15m)



Radiator, upvc double glazed window.

KITCHEN 10'3" x 9'1" (3.13m x 2.78m)



Range of base, wall and drawer units with round edge worktops incorporating stainless steel sink, built-in double oven, four ring gas hob, newly fitted 'Ideal Esprit Eco' gas fired combination central heating and hot water boiler.

UTILITY AREA 9'1" x 7'8" (2.78m x 2.35m)



Wall and base units, plumbing for an automatic washing machine, space for dryer, fridge/freezer, etc., upvc double glazed window and side access door.

GROUND FLOOR BATHROOM



Comprising panel bath with 'Triton' electric shower over, vanity wash hand basin, close coupled w.c., wall tiling, floor tiling, double radiator, upvc double glazed window.

A staircase from the hall leads to:

FIRST FLOOR LANDING

Upvc double glazed window.

BEDROOM 1 12'10" x 11'7" (3.93m x 3.55m)



Radiator, upvc double glazed window.

EN-SUITE 3 PIECE SHOWER ROOM



In white comprising shower, wash hand basin and w.c., radiator, upvc double glazed window.

BEDROOM 2 11'5" x 9'3" (3.50m x 2.83m)



Pedestal wash hand basin, radiator, upvc double glazed window.

BEDROOM 3 11'5" x 9'11" (3.50m x 3.03m)



Pedestal wash hand basin, radiator, upvc double glazed window.

BEDROOM 4 10'5" x 6'11" (3.19m x 2.13m)



Radiator, upvc double glazed window.

SEPARATE W.C.

Upvc double glazed window.

OUTSIDE

FRONT GARDEN

With lawn, flower beds and trees.

DRIVEWAY

For off road parking.

GARAGE 21'1" x 10'3" (6.44m x 3.13m)

Block built, power and light, up and over door.

REAR GARDEN



With lawn, flower beds and shrubs.

TENURE

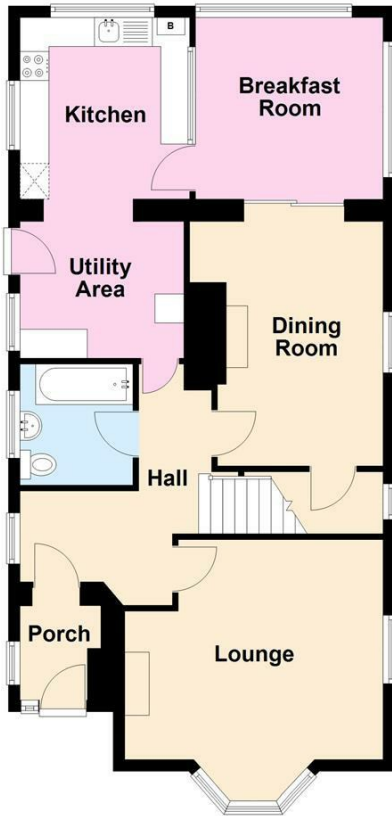
The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

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

Ground Floor

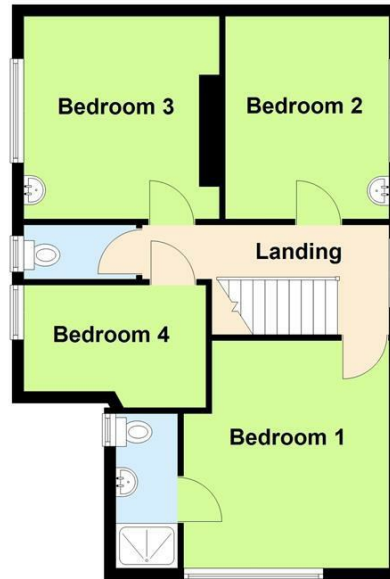
Approx. 79.5 sq. metres (855.4 sq. feet)



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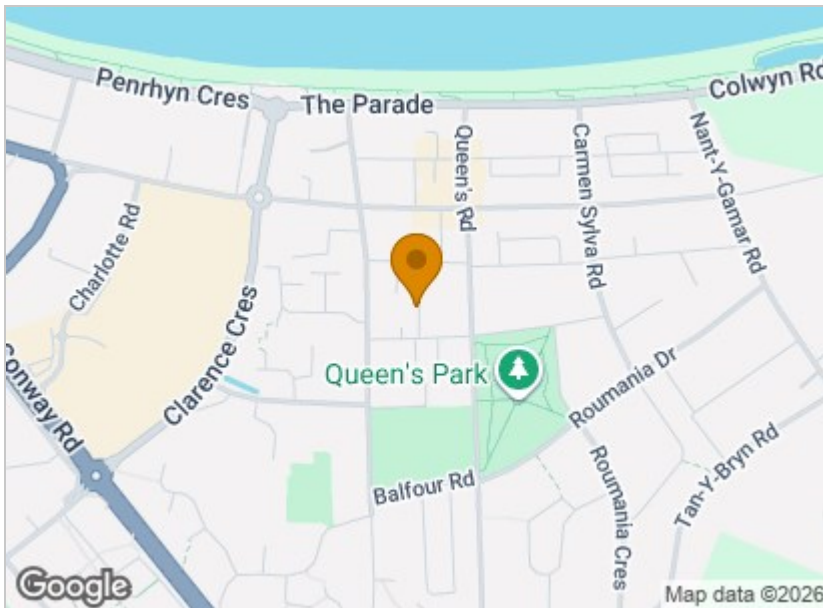
First Floor

Approx. 55.2 sq. metres (594.5 sq. feet)

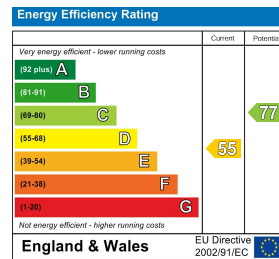


Total area: approx. 134.7 sq. metres (1449.8 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed around the Premier Inn Hotel heading towards Craig y Don keeping in the left hand lane passing the swimming pool, continue through the roundabout and take the next right onto Clarence Road, 2nd left into Riviere Avenue, 1st left into Morley Road and the property is on the right hand side. A876 31/03/26

We will be pleased to arrange a viewing of this Home

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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.

