

email: llandudno@bdahomesales.co.uk

Tumbleweed Cottage, 7 Park Lane, Craig Y Don, Llandudno, Conwy, LL30 1PQ



£485,000



THIS IS A BEAUTIFUL INDIVIDUALLY DESIGNED COTTAGE STYLE DORMER BUNGALOW SITUATED IN A LOVELY SPOT OVERLOOKING CRAIG Y DON PARK AND WITHIN EASY LEVEL WALKING DISTANCE OF LOCAL SHOPS, PROMENADE, CRAIG Y DON SURGERY AS WELL AS LOCAL PRIMARY SCHOOL. The accommodation briefly comprises:- reception hall; lounge with bow window; separate dining room/3rd bedroom; 2 ground floor double sized bedrooms; kitchen with range of modern units; 3 piece bathroom with over bath shower. A staircase from the reception hall leads to the first floor landing with walk in storage cupboard and a double sized bedroom. The property features gas fired central heating, upvc double glazed windows, outside easily maintained gardens to the front and rear, and drive for off road parking leads to a triangular shaped garage for one car and workshop area. Easily maintained rear garden area with an outside WC and utility room.

INSPECTION OF THIS PROPERTY IS HIGHLY RECOMMENDED

The accommodation comprises:-

ARCHED STORM PORCH

Timber front door with leaded insets and leaded feature window.

RECEPTION HALL



Picture rails, two radiators.



LOUNGE WITH BOW WINDOW 14'9" x 13'2" (4.51m x 4.02m)



Upvc double glazed bay window with views to rear garden, modern fireplace with gas fire and marble back and hearth, radiator.



DINING ROOM/ BEDROOM 3 12'6" x 12'4" (3.83m x 3.77m)



Small brick fireplace, radiator, views to rear garden.



KITCHEN 14'2" x 7'5" (4.32m x 2.28m)



Range of wall, base and drawer units in cream shaker style, space for under counter fridge and freezer, space for electric cooker, stainless steel single sink and drainer with mixer tap. 'Glow worm' gas central heating boiler, upvc double glazed door to garden, small loft hatch access, radiator.



BEDROOM 1 14'10" x 12'11" (4.54m x 3.94m)



Upvc double glazed bay window, views towards park, picture rails, radiator.



BEDROOM 2 15'3" x 12'11" (4.65m x 3.94m)



Upvc double glazed bay window, radiator, picture rails, views towards park.



BATHROOM



3 piece suite comprising pedestal wash hand basin, P shaped bath with electric shower and glass screen, low flush WC, wall tiling, radiator, mirrored cabinet.

Stairs from reception hall to first floor landing

Large storage cupboard with hanging rail.

BEDROOM 4 12'10" x 9'3" (3.93m x 2.84m)



Views over to park, storage cupboard with shelving, radiator.



FRONT GARDEN

Small lawned area with established brick and hedge borders, driveway with parkway leading to the garage.

REAR GARDEN



Paved patio seating area, paved pathways, raised beds, established trees and bushes, fence boundary and outbuilding with WC and utility room.



UTILITY ROOM

Space for a washing machine and sink unit.

GARAGE/ WORKSHOP 18'8" x 15'5" (5.71m x 4.7m)



Up and over door, light and power.

COUNCIL TAX

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

TENURE

The property is held on a' FREEHOLD' tenure.

Ground Floor
Approx. 119.0 sq. metres (1281.0 sq. feet)



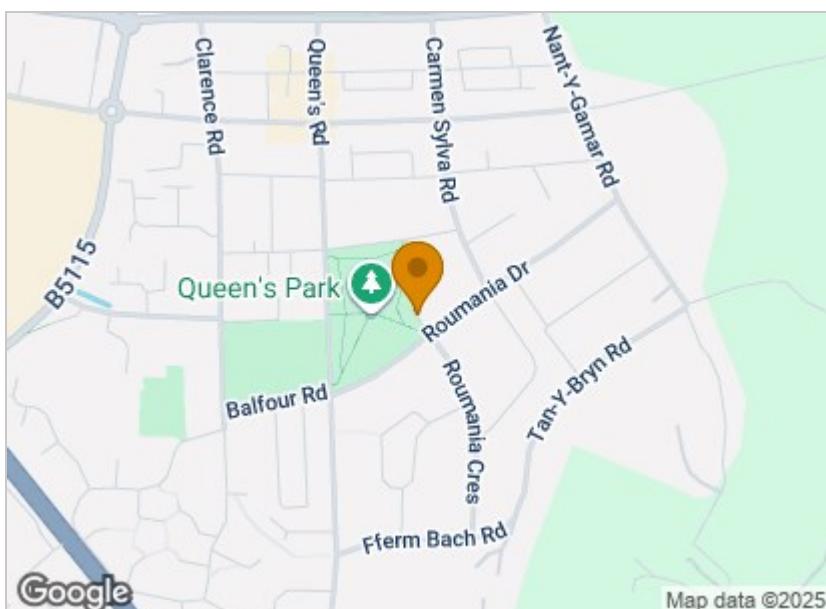
**Bryan Davies
+ Associates**

First Floor
Approx. 28.0 sq. metres (300.9 sq. feet)

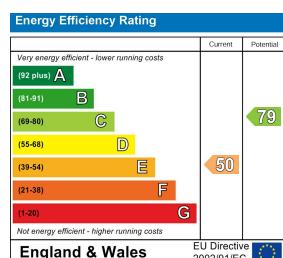


Total area: approx. 147.0 sq. metres (1581.9 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed past the Broadway Hotel keeping in the left hand lane heading towards Craig-y-Don, through the roundabout, onto Mostyn Avenue and within 400 yards the Co-op will be noted on the corner, turn right onto Queens Road, 2nd left onto Park Avenue and 1st right into Park Lane and the property is on the left hand side within 80 yards. Ref A670 17/04/25 REV 01/05/25

We will be pleased to arrange a viewing of this Home

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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.

