

**Bryan Davies
+ Associates**

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**AUCTIONEERS
●
ESTATE AGENTS**

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4 Clarence Gardens, Craig y Don, Llandudno, Conwy, LL30 1TS



£225,000

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www.bdahomesales.co.uk

THIS LOVELY THREE BEDROOM END OF TERRACE FAMILY SIZED HOME IS SITUATED IN A CUL DE SAC WITH VIEWS FROM THE FRONT ELEVATION OVER CRAIG Y DON BOWLING GREEN AND CWM MOUNTAIN, ON THE LEVEL WITHIN EASY WALKING DISTANCE OF CRAIG Y DON SHOPS, PRIMARY SCHOOL, PROMENADE AND WITHIN A MILE OF LLANDUDNO TOWN CENTRE.

The accommodation briefly comprises:- entrance hall; lounge with bay window; separate dining room leading to kitchen; ¾ landing; modern four piece bathroom including separate shower stall and three bedrooms to the first floor. The property features gas fired central heating from a combination boiler and upvc double glazed windows. Outside - small easily maintained front garden; rear garden with lawn, patio and garden shed.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED

The accommodation comprises:

Composite FRONT DOOR with leaded light to:

ENTRANCE HALL

Coving, dado rails, radiator, oak wood flooring.

LOUNGE 14'5" x 12'1" (4.40m x 3.69m)



Into upvc double glazed bay window, fireplace with slate hearth, wood burner, and oak display mantle over, two wall lights, radiator.



DINING ROOM 12'1" x 11'11" (3.70m x 3.64m)



Two built-in cupboards to recess with shelving and housing wall mounted 'Ideal' gas fired combi boiler, two wall light points, understairs storage cupboard, radiator, upvc double glazed window to rear.



KITCHEN 15'5" x 6'10" (4.70m x 2.09m)



Fitted range of base units with round edged speckled worktops, wall mounted oak shelving, inset single sink unit and mixer tap, plumbing for an automatic washing machine, space for cooker, fridge/freezer, wall tiling, recessed downlighters to ceiling, extractor, two upvc double glazed windows and upvc access door to rear.



A staircase from the Entrance Hall leads to:

¾ LANDING

4-PIECE BATHROOM



White suite comprising panel bath with mixer tap and shower attachment, double shower stall with twin shower heads including drench shower, vanity wash hand basin with mixer tap and tiled splashback, close coupled w.c., ladder style towel rail, decorative tiling, extractor, recessed downlighters to ceiling, 'Kardean' flooring, upvc double glazed window.



FIRST FLOOR LANDING

Access to roof space via 'Slingsby' style ladder, dado rails.

BEDROOM ONE 14'10" x 8'7" (4.54m x 2.63m)



Into upvc double glazed window overlooking the bowling green, radiator.

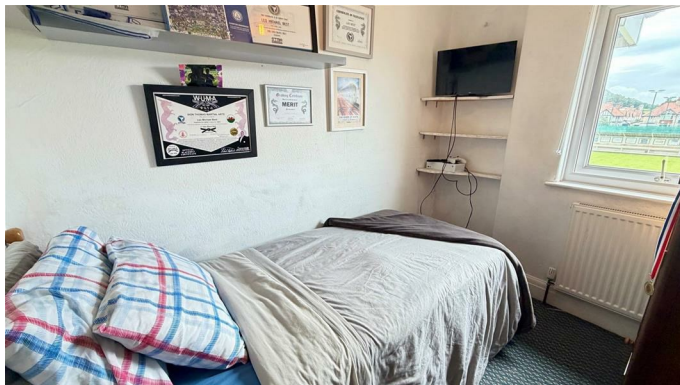


BEDROOM TWO 12'1" x 9'5" (3.70m x 2.88m)



Built-in double wardrobe and top cupboards, radiator, upvc double glazed windows.

BEDROOM THREE 8'7" x 6'6" (2.62m x 1.99m)



Radiator, upvc double glazed window to front.

OUTSIDE

FRONT GARDEN



With paved seating areas, flower beds and shrubs.

WALLED REAR GARDEN



With lawns, shrubs, trees, apple tree, timber garden shed, outside tap, pathway to side giving access to front.



TENURE

The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

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

Ground Floor

Approx. 48.6 sq. metres (523.6 sq. feet)



First Floor

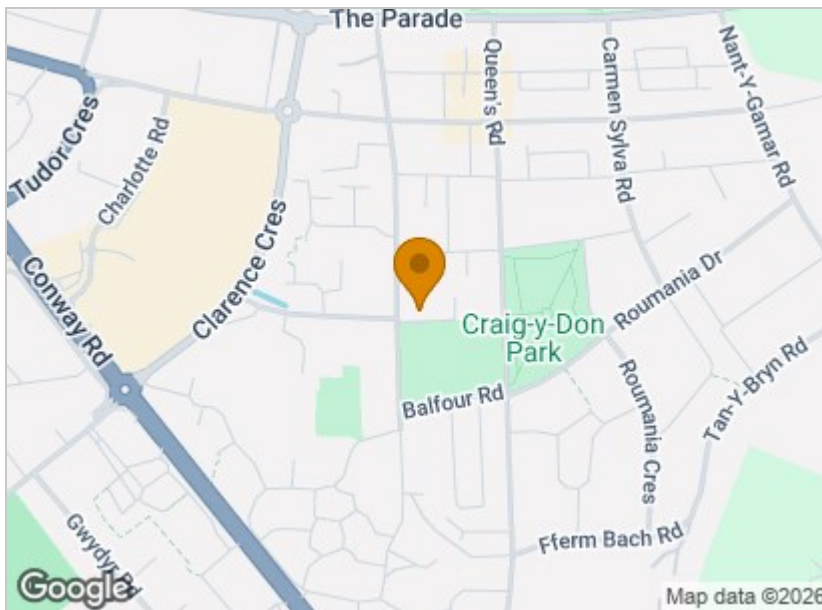
Approx. 44.3 sq. metres (476.6 sq. feet)



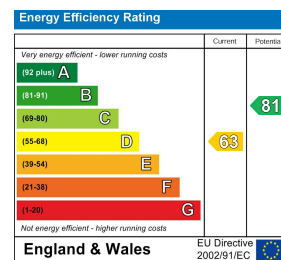
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Total area: approx. 92.9 sq. metres (1000.2 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed around the Premier Inn Hotel filing into the left hand lane passing Mostyn Champneys, at the roundabout continue over to Craig y Don and take the 1st turning on the right onto Clarence Road, 3rd left into Clarence Gardens and the property is on the left hand side within 50 yards. A971 18/09/26 Rev 24/09/26

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.

