

**Bryan Davies  
+ Associates**

4 MOSTYN STREET  
LLANDUDNO  
LL30 2PS  
(01492) 875125

AUCTIONEERS  
●  
ESTATE AGENTS

email: [llandudno@bdahomesales.co.uk](mailto:llandudno@bdahomesales.co.uk)

## West Lea, 4 Aber Drive, Craigside, Llandudno, Conwy, LL30 3AN



£459,950

 3  2  3  D

[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)

A BEAUTIFULLY PRESENTED AND SURPRISINGLY SPACIOUS THREE BEDROOM DETACHED DORMER BUNGALOW situated in an elevated position and with fabulous views, particularly from the first floor, over Llandudno Bay and the Great Orme. The property is situated in the ever popular Craigside area within 400 yards of the foreshore, ¾'s of a mile of Penrhyn Bay shops and two miles of Llandudno Town Centre. The accommodation briefly comprises:- vestibule; good sized hall; two-piece cloakroom; lounge with feature fireplace; dining room; open plan kitchen/breakfast room with modern units and feature sky light; French doors to the conservatory; principal bedroom with a modern en-suite shower room; study with a utility room leading off it; upstairs there is a landing, with second bedroom having spectacular views towards Llandudno Pier and the Great Orme; an internal hallway with enclosed shower leads through to a third double bedroom with sea and Great Orme views and an en-suite two piece washroom; good sized four-piece family bathroom with separate shower. Outside the gardens are easily maintained and landscaped with a drive for off road parking to a garage which is only suitable for storage.

VIEWING IS HIGHLY RECOMMENDED

The Accommodation Comprises:-

Upvc Double Glazed FRONT DOOR to:-

VESTIBULE



Oak flooring, upvc double glazed window, radiator. Glass panelled inner door to:-

HALL



Oak flooring, decorative boxed radiator, understairs cupboard.

CLOAKROOM 5'1" x 2'9" (1.55m x 0.85m)

Low flush w.c, small wash hand basin with mixer tap, ladder style radiator, upvc double glazed window with frosted glazing.

LOUNGE 16'5" x 11'5" (5.01m x 3.50m )



Coved ceiling, feature fireplace, 2 radiators, upvc double aspect windows.



**DINING ROOM 11'2" x 9'2" (3.42m x 2.81m )**

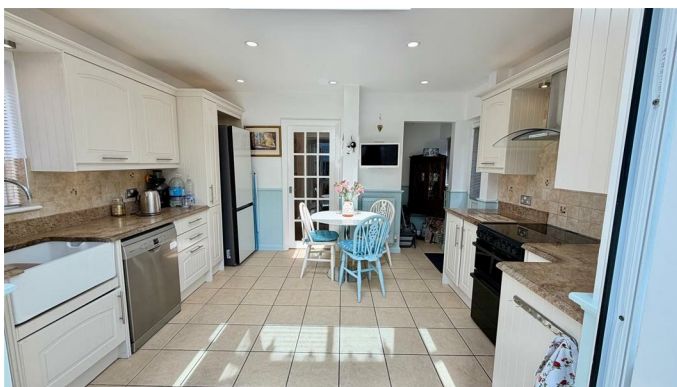


Coved ceiling, radiator, Oak flooring, upvc double glazed sliding door to rear garden.

**KITCHEN/BREAKFAST ROOM 12'9" x 11'4" (3.91m x 3.47m )**



Fitted range of base, wall and drawer units, Granite style worktops, 'Belfast' style sink with mixer tap, feature skylight upvc double glazed window, inset ceiling light, radiator, ceramic tiled flooring, radiators. upvc double glazed doors into:-



**CONSERVATORY 10'5" x 9'5" (3.18m x 2.88m)**



Ceramic tiled floor, radiator, French double glazed doors to garden.

**STUDY 8'9" x 5'10" (2.69m x 1.78m )**

Upvc double glazed window, radiator.

**UTILITY ROOM 6'9" x 4'8" (2.06m x 1.43m )**

Base and wall units with round edge worktops, inset sink with mixer tap, radiator, built-in cupboards, tiled floor.

**PRINCIPAL BEDROOM 14'2" x 9'10" (4.34m x 3.01m )**



Coved ceiling, radiator, upvc double glazed window.



### EN-SUITE SHOWER ROOM



Vanity wash hand basin, shower stall with mains shower, w.c, fully tiled, tiled floor, fitted wall mirror with lighting.

### FIRST FLOOR LANDING

Built-in storage cupboard, radiator.

### BEDROOM 2 14'7" x 12'7" (4.45m x 3.86m )



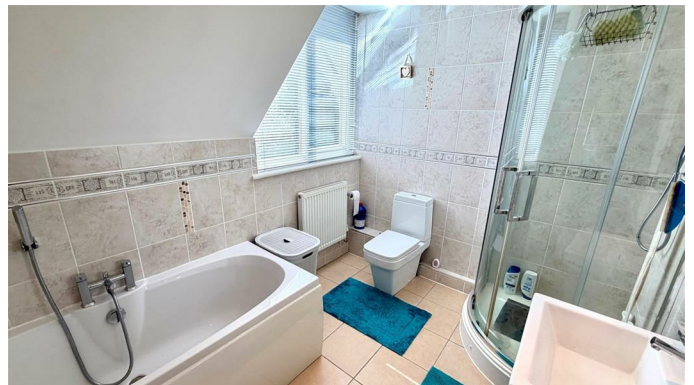
Upvc double glazed picture window with superb views of Llandudno Bay, Pier and Great Orme. Additional upvc double windows to the rear and side aspect, radiator. Access to roof space.



### BEDROOM 2 VIEW



### BATHROOM 10'0" x 7'3" (3.05m x 2.23m )



Low flush w.c, pedestal wash hand basin, vanity mirror with light, panel bath with central mixer taps, corner shower cubicle with mains shower, inset ceiling lighting, radiator, tiled floor, heated towel rail, tiled walls, upvc double glazed window, rear aspect.

### HALLWAY FROM THE LANDING

With shower cubicle, tiled, mains shower , built-in cupboards, Velux roof window, radiator. Door to:-

### BEDROOM 3 14'7" x 8'11" (4.47m x 2.72m )



Large Velux double glazed window enjoying views over Llandudno Bay and Great Orme, radiator, eaves storage.

### EN-SUITE 2-PIECE WASHROOM



### COUNCIL TAX BAND

Is 'F' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

### OUTSIDE

Resin driveway providing off road parking to:-

### FRONT GARDEN

Lawned with flower and shrub borders, side gated access to:-

### REAR GARDEN



Laid for easy maintenance with flagstone, raised flower and shrub borders.



Laid for easy maintenance with flagstone, raised flower and shrub borders.

### GARAGE

Is partially converted to Utility Room. (garage used for storage).

### TENURE - FREEHOLD

GROUND FLOOR



1ST FLOOR

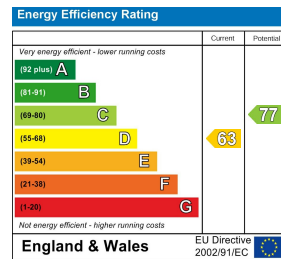


Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

Area Map



Energy Efficiency Graph



Directions

From the Llandudno Office, proceed to the promenade, turn right heading towards Penrhyn Bay, immediately after Bodafon Fields turn right onto Ffynnon Sadwrn Lane, immediately left onto Aber Drive, follow the road up and to the right and as you turn the corner the property is on the left REF: A936 07/07/26

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: [llandudno@bdahomesales.co.uk](mailto: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.

