

**Bryan Davies  
+ Associates**

**4 MOSTYN STREET  
LLANDUDNO  
LL30 2PS  
(01492) 875125**

**AUCTIONEERS  
●  
ESTATE AGENTS**

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

## Ashlea, Clarence Drive, Craig y Don, Llandudno, Conwy, LL30 1TR



**£249,950**



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



THIS IS A GOOD SIZED DETACHED THREE BEDROOM FAMILY HOME, built in the early 1970's, is situated opposite Craig y Don Primary School and within easy level walking distance of the local shops, bus stops, Medical Centre, Promenade and Llandudno Town Centre. The accommodation briefly comprises:- reception hall; cloakroom with w.c; lounge with opening to dining room; kitchen with range of units; first floor landing; 3 good sized bedrooms and a 3-piece bathroom with an over bath shower. The property features electric warm air heating and upvc double glazed windows. Outside - small front garden with off road parking leading to an attached garage. Pleasant easily maintained rear garden.

The accommodation comprises:-

#### STORM PORCH

Upvc double glazed door and glazed side panel into :-

#### HALLWAY

Storage cupboard. Cupboard housing electric 'Warmflow' heating system.

#### 2-PIECE CLOAKROOM

Wash hand basin and w.c.

#### LOUNGE 12'4" x 11'11" (3.78m x 3.65m)



Timber fire surround with inset gas fire, laminate flooring, coving, opening to :-



#### DINING ROOM 12'0" x 10'3" (3.66m x 3.13m)



Coving, views to rear garden.

#### KITCHEN 9'4" x 7'10" (2.85m x 2.41m)



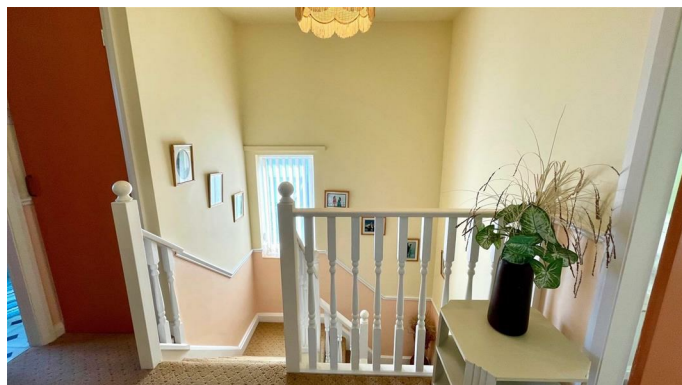
Range of wall, base and drawer units with complementary worktops, integral electric oven and electric hob with extractor fan above, tiled splashbacks, stainless steel sink and drainer with mixer tap, upvc double glazed door to rear garden.

#### Stairs to first floor



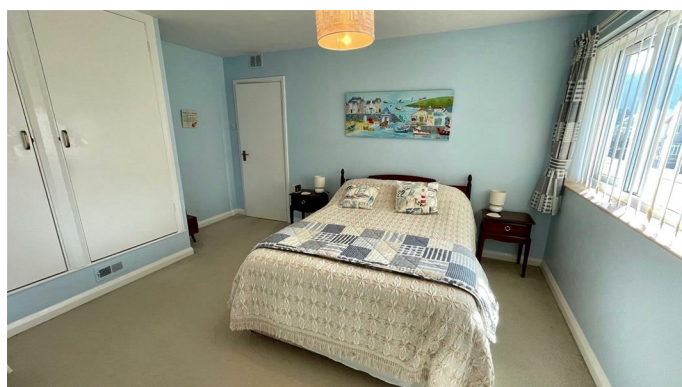


## LANDING



Loft hatch access, airing cupboard with shelving and hot water tank.

**BEDROOM 1** 14'0" x 11'11" including wardrobes (4.28m x 3.64m including wardrobes)



Dual aspect room with built in storage and wardrobes.



**BEDROOM 2** 11'11" x 9'11" not including wardrobes (3.64m x 3.03m not including wardrobes)



Built in wardrobes.



**BEDROOM 3** 9'5" x 8'6" (2.89m x 2.60m)



## BATHROOM



Bath with side panel and mains shower over, wash hand basin and w.c.

## OUTSIDE

### FRONT GARDEN

Lawned area with established hedgerow boundary.

### DRIVEWAY

Leading to :-

### GARAGE 16'6" x 8'0" (5.04m x 2.44m)

Up and over door, light and power.

### REAR OF GARAGE

Two storage and tool shed rooms.

### REAR OF GARDEN



Paved patio area, lawn with established beds with plants, bushes and trees, wall and fence boundaries, side gate access to front.



## TENURE

The property is held on a FREEHOLD tenure.

## COUNCIL TAX

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



## Ground Floor

Approx. 63.6 sq. metres (684.7 sq. feet)



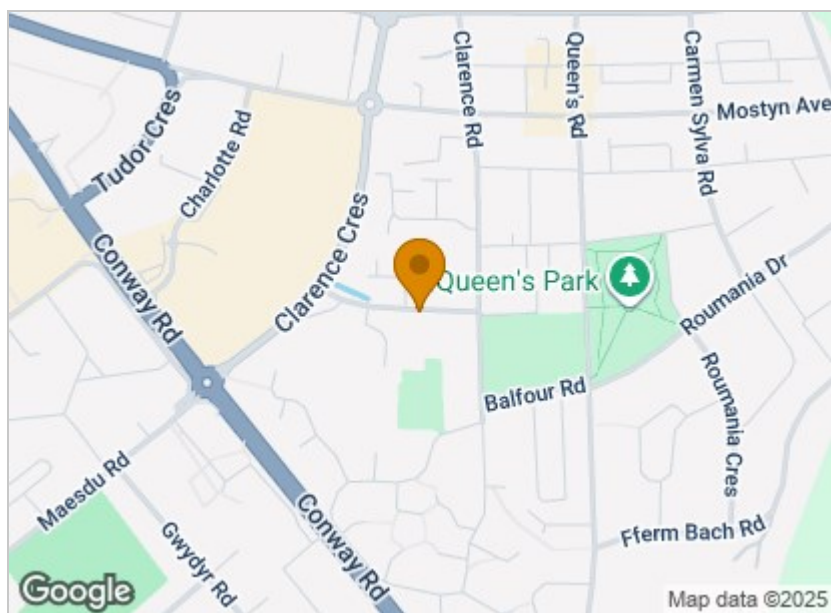
## First Floor

Approx. 48.7 sq. metres (524.3 sq. feet)

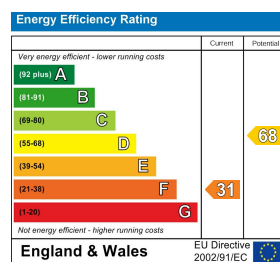


Total area: approx. 112.3 sq. metres (1209.0 sq. feet)

## Area Map



## Energy Efficiency Graph



## Directions

From our Llandudno Office proceed around Premier Inn Hotel filing into the left hand lane passing Mostyn Champneys, at the roundabout continue over to Craig y Don take the 1st turning on the right onto Clarence Rd, continue along Clarence Rd, take the second turning on the right in to Clarence Drive and the property is on your right within 80 yards opposite Craig Y Don Primary School. Ref A656 11/04/25

**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.