

**Bryan Davies
+ Associates**

SELLING HOMES 7 DAYS A WEEK

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AUCTIONEERS
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ESTATE AGENTS

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5 Isis Court, Craig Y Don, Llandudno, LL30 1UJ



£300,000

3 Reception - 4 Bedroom - 1 Bathroom

www.bdahomesales.co.uk

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A SPACIOUS AND WELL PRESENTED FOUR BEDROOM DETACHED FAMILY SIZED HOME, situated in a cul-de-sac on the popular Liddel Park Development on the level and within approximately ½ a mile of Llandudno Town Centre. The accommodation briefly comprises:- - hall; two-piece cloakroom; lounge; modern fitted kitchen/dining room; upvc double glazed lean-to conservatory; first floor landing; four bedrooms; modern three piece shower room. The property features gas fired central heating, upvc double glazed windows. Outside - easily maintained gardens to front and rear, drive for off road parking for several cars lead to an attached single car garage.

The accommodation comprises:-

CANOPIED ENTRANCE

SIDE ASPECT UPVC DOUBLE GLAZED FRONT DOOR

To:-

HALL

Tiled floor, plate rack, upvc double glazed window, double radiator.

TWO PIECE CLOAKROOM

White suite with pedestal wash hand basin, low flush w.c, shelving, cupboard housing wall mounted "Potterton Profile" gas fired central heating and hot water boiler, upvc double glazed window, tiled floor, radiator.

DOUBLE ASPECT LOUNGE

5.84m x 3.46m (19'2" x 11'4") Marble fire surround with inset gas coal effect living flame fire, coved ceiling, t.v point, double aspect upvc double glazed windows, deep display sill, coved ceiling, 2 double radiators.



FAMILY KITCHEN/DINING ROOM

5.85m x 3.46m (19'2" x 11'4")



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KITCHEN AREA

Re-fitted range of Cream fronted base, wall and drawer units with round edge wood effect worktops with inset single drainer sink unit with mixer tap, central island with space for fridge and freezer, space for cooker with stainless steel canopy over, plumbing for a washing machine, Beige tiled walls, under unit lighting, wood effect flooring, upvc double glazed window and upvc double glazed door to rear garden.



DINING AREA

With coving, wood effect flooring, radiator, upvc double glazed sliding patio door to:-



UPVC DOUBLE GLAZED CONSERVATORY

3.51m x 2.29m (11'6" x 7'6") With opening lights, upvc double glazed door to the rear garden, 2 wall light points, double radiator, integral door to the garage.



An open tread staircase from the Entrance Hall leads to:-

First Floor Landing

Access to roof space, built-in airing cupboard with hot water tank and shelving.

BEDROOM 1

4.63m x 3.15m (15'2" x 10'4") Including built-in double wardrobe with mirror fronted sliding doors, hanging rail and shelving, matching dressing table and drawers, coved ceiling, upvc double glazed window, radiator.



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BEDROOM 2

3.53m x 3.15m (11'7" x 10'4") Built-in cupboard with shelving, double aspect upvc double glazed windows with views, double radiator.



BEDROOM 4

3.30m x 2.64m (10'10" x 8'8") Built-in cupboard with shelving, telephone point, upvc double glazed window, radiator.



BEDROOM 3

2.67m x 2.63m (8'9" x 8'8") Upvc double glazed window with views, radiator.



VIEW FROM BEDROOM 3



THREE PIECE SHOWER ROOM

Re-fitted suite comprising vanity wash hand basin with drawers and cupboard below, display shelving, mirror fronted cabinet over, close coupled w.c, large double shower stall with electric "Galaxy" shower over, plastic cladding to ceiling with recessed down lighters, part tiled walls and part plastic cladding, upvc double glazed window, radiator.



Outside

FRONT GARDEN

Landscaped with decorative slate chippings, pavings, shrubs, driveway provides off street parking for several cars and leads to:-

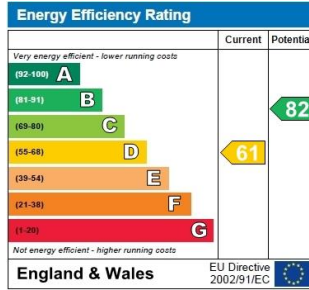
ATTACHED SINGLE CAR GARAGE

5.05m x 2.52m (16'7" x 8'3") Brick built with up and over door, power and light connected, gas and electric meters, integral door to the Conservatory.

REAR GARDEN

With pavings, mature shrubs and trees, seating areas, outside tap.

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Tenure

FREEHOLD

COUNCIL TAX BAND

Is E obtained from www.conwy.gov.uk

DIRECTIONS:

From our Llandudno office proceed around the Castle Hotel keeping in the left hand lane through the roundabout into craig y Don and turn first right into Clarence Road and follow the road to its end then turn right into Isis court and the property is on your left hand side within 50 yards. Ref: V6955 17/06/21

LLANDUDNO OFFICE OPENING HOURS

Monday to Friday: 8.30 a.m to 5.30 p.m.

Saturday: 09.00 a.m to 4.00 p.m.

Ref: 6955

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Total area: approx. 129.2 sq. metres (1390.7 sq. feet)

We will be pleased to arrange a viewing of this Home

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e mail: llandudno@bdahomesales.co.uk

