

# Anthony Flint

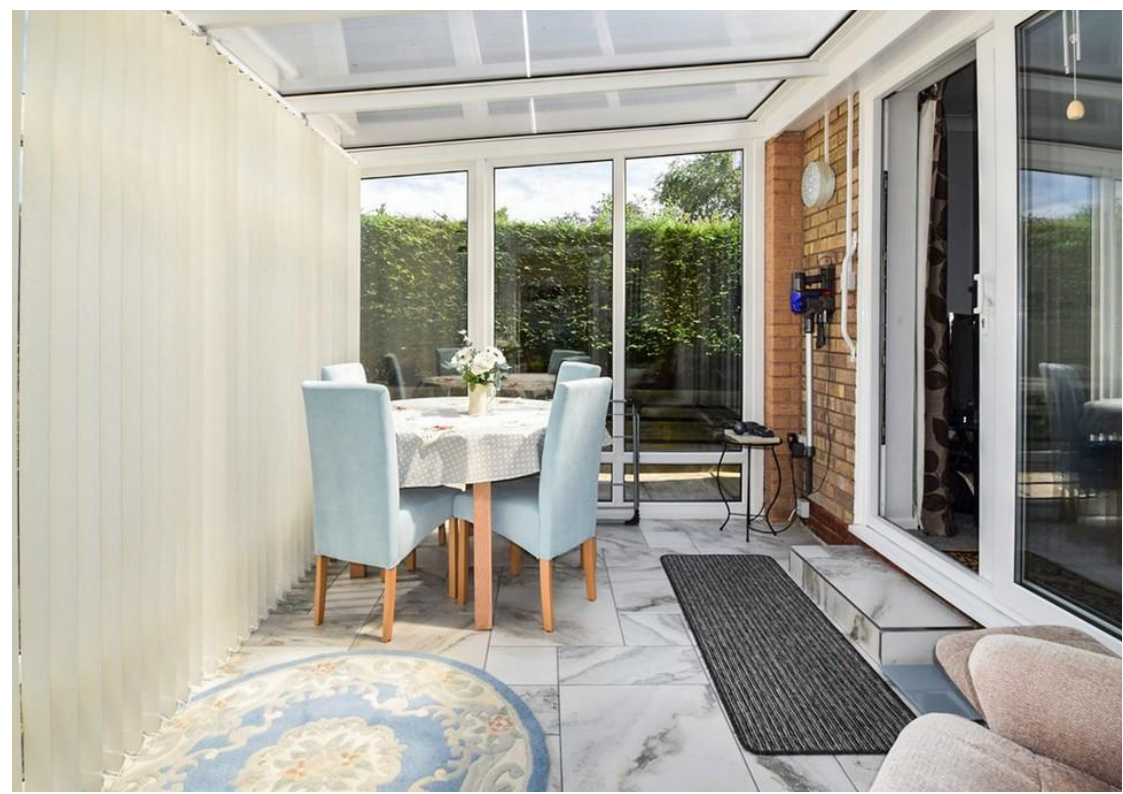
property consultants



24 Kingsway  
Liddell Park  
Llandudno  
LL30 1YQ

Asking Price Of  
**£240,000**







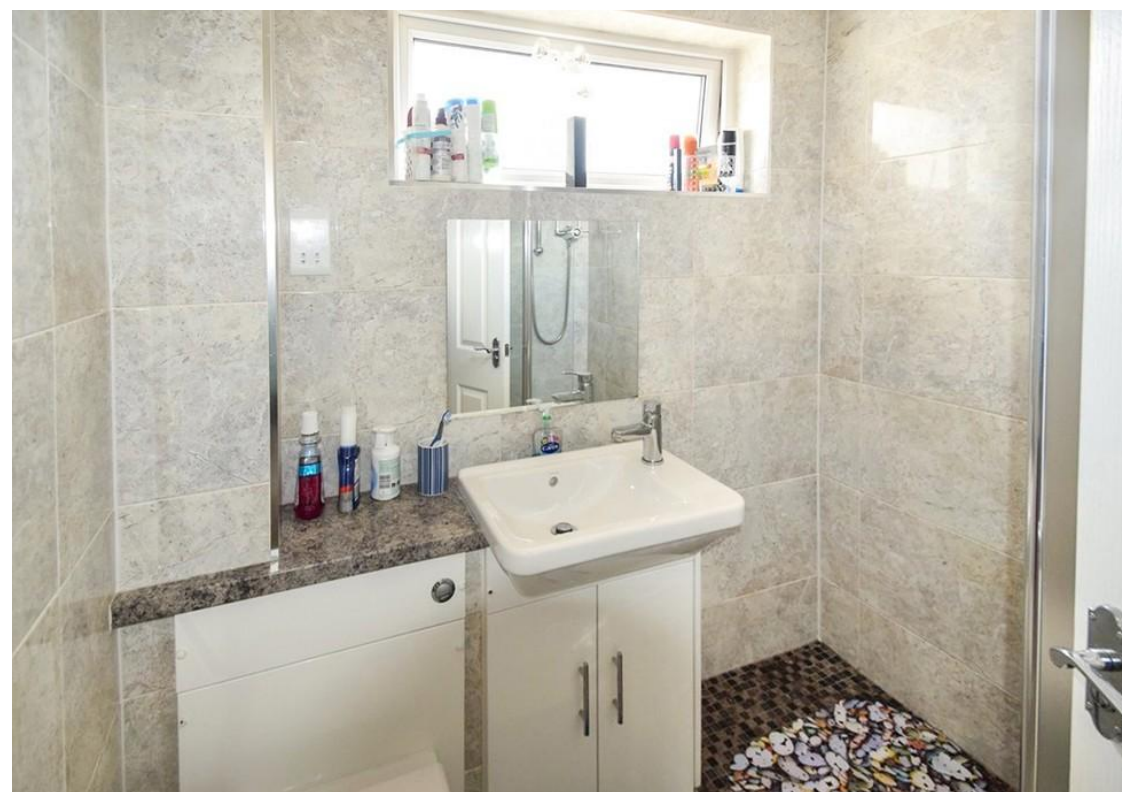
5 YEAR

5 YEARS

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A delightfully well presented, detached bungalow located at the head of a residential cul de sac on the Liddell Park Development on the outskirts of Craig y Don, within easy access to the schools, shops and other amenities. The bungalow is also conveniently located for facilities of the popular Victorian seaside resort of Llandudno with its Promenade, Pier and Tramway. Benefitting from double glazing and gas fired central heating, the accommodation affords entrance porch, hallway, fitted kitchen, lounge leading to the conservatory, two bedrooms and shower room. To the outside there are low maintenance gardens to the front and rear with ample driveway parking and single car garage.

uPVC double glazed ENTRANCE PORCH 7'04" x 4'09" door with leaded stained panel, tiled flooring, uPVC double glazed door to HALLWAY coved ceiling, radiator, built in storage cupboard with sliding doors, loft access. KITCHEN 9'07" max x 8'06" uPVC double glazed window to front elevation, fitted with a range of modern cream fronted wall, base and drawer units with chrome handles, complimentary work surfaces over, inset 1.5 bowl stainless steel sink unit with mixer tap, space for fridge freezer, space for cooker with extractor over, space for washing machine, tiled splash backs, inset spot lighting, wood effect laminate flooring, wall mounted Worcester central heating boiler within matching wall unit. LOUNGE 16'02" max x 10'07" coved ceiling, uPVC sliding patio door leading to Conservatory, marble fire surround with hearth and chrome coal effect gas fire, television aerial point, telephone point. CONSERVATORY 11'06" x 8'11" uPVC double glazed, radiator, tiled flooring, door to rear garden, television aerial point, wall lighting. SHOWER ROOM 6'01" x 5'05" uPVC frosted window to front elevation, three piece suite comprising walk in shower cubicle, Vitra vanity wash hand basin with mixer tap and cupboard below, concealed cistern w.c., fully tiled walls with complimentary border tile, complimentary ceramic tiled flooring, shaver point, chrome ladder style heated towel rail. BEDROOM ONE 11' x 10'08", uPVC double glazed window overlooking rear garden, coved ceiling, radiator, built in wardrobes with matching bedside cabinets, two matching chest of drawers, television point. BEDROOM TWO 8'06" x 7'10" uPVC double glazed window to front elevation, coved ceiling, radiator. EXTERNALLY Front - laid to decorative low maintenance chippings with established plant borders, driveway parking leading to Garage. Rear - enclosed and laid to low maintenance chippings with ornamental pond with fountain, established shrubs and plants, additional chipped area to rear of Garage. GARAGE 17'07" x 8'10" up and over door, power and light, single glazed window. We are informed by the vendor that the property is Leasehold. We are awaiting details. RB 18/6/2021.



24 Kingsway



**Floor Plan**

**Approximate Floor Area**  
574 sq. ft

(53.32 sq. m)



**Approx. Gross Internal Floor Area 574 sq. ft / 53.32 sq. m**

Not to Scale. For illustration purposes only.

Produced by Elements Property



	Energy rating	Current	Potential
92+	A		
81-91	B		91   B
69-80	C	70   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure and Council Tax: Tenure - We are informed by the vendors that the property is Leasehold. We are informed by the vendors that the Council Tax Band is Band D Conwy County Borough Council.

Viewing: Strictly by appointment through our Anthony Flint Office.

Services: Please note that none of the services, fittings, fixtures or appliances, heating/plumbing installations or electrical systems have been tested by the Estate Agent and no warranty is given to verify their working ability.

Proof of Identity and Funds: In order to comply with anti-money laundering regulations, Anthony Flint Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address. PROOF OF FUNDS: a copy of a mortgage offer or bank statement providing evidence of funding is required before we can advise Solicitors of a purchase.

General: If you need any advice relating to mortgages, surveys or solicitors then please ask a member of staff who will be happy to recommend a professional local company.

# Anthony Flint

125 Mostyn Street  
Llandudno  
LL30 2PE

www.anthonyflint.co.uk  
llandudno@anthonyflint.co.uk  
01492 877418

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements