

# Anthony Flint

property consultants



1a Liddell Drive,  
Craig Y Don, Llandudno, LL30 1UH

Asking Price Of  
£139,000







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A first floor apartment situated within the popular Liddell Drive area of Craig y Don. Conveniently located for Llandudno town centre, the apartment enjoys roof top views towards Nant y Gamar. Benefitting from double glazing and gas central heating, the apartment affords lounge/dining room, one bedroom, fitted kitchen and shower room. To the outside are two single car garages and ample car parking space.

ENTRANCE PORCH uPVC double glazed with decorative leaded lights, storage cupboard. ENTRANCE DOOR with decorative leaded panels to VESTIBULE uPVC double glazed frosted window, radiator, stairway to FIRST FLOOR LANDING loft access, built in airing cupboard housing Valliant central heating boiler and shelving. KITCHEN 9' x 8'03" two uPVC double glazed windows, one with roof top views towards Nant y Gamar, fitted with a range of wall, base and drawer units in white with complimentary work surfaces over, stainless steel sink unit, part tiled surrounds, corner display cabinet, glazed display cabinets, built in Indesit oven, built in Diplomat hob with extractor over, space for washing machine, space for fridge freezer, coved ceiling, radiator. BATHROOM 6'02" x 5'04" uPVC double glazed frosted window, three piece suite comprising corner shower with Triton fitment and sliding curved doors, vanity wash hand basin with mixer tap and units, low flush w.c., part tiled walls, extractor fan. BEDROOM 11'10" x 8'09" uPVC double glazed window, radiator, built in wardrobes to one wall with sliding doors, light and ample drawer, hanging space and shelving. LOUNGE/DINER 21'06" x 10'07" two uPVC double glazed windows, one with views towards the Gt Orme and one with roof top views towards Nant y Gamar, two

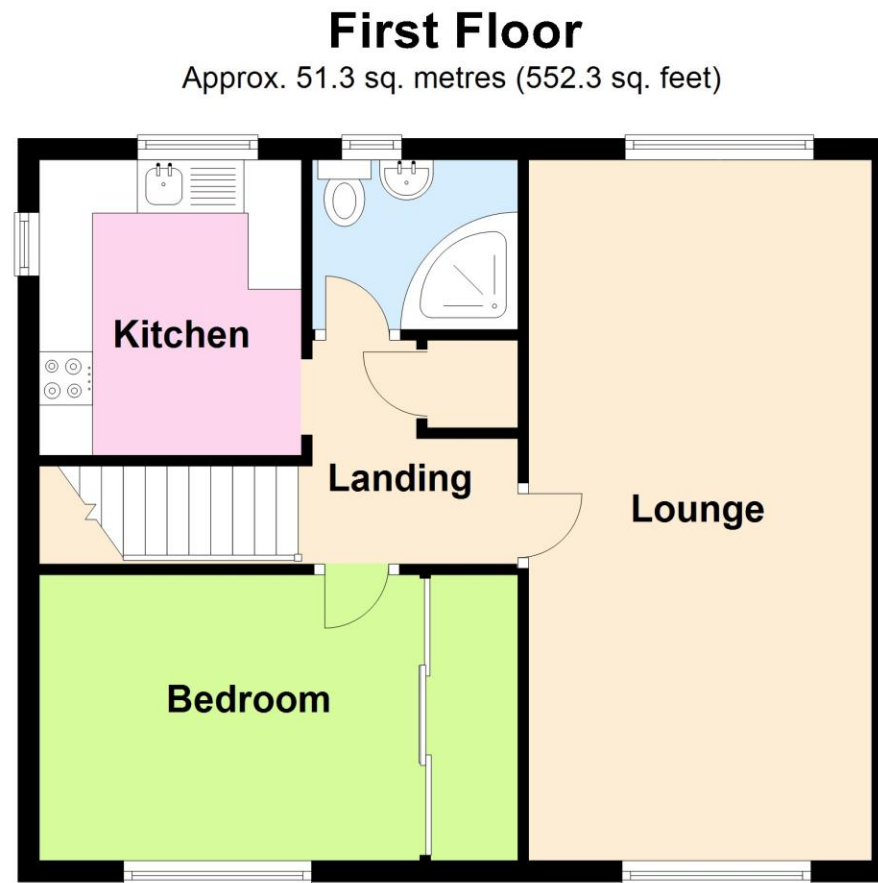
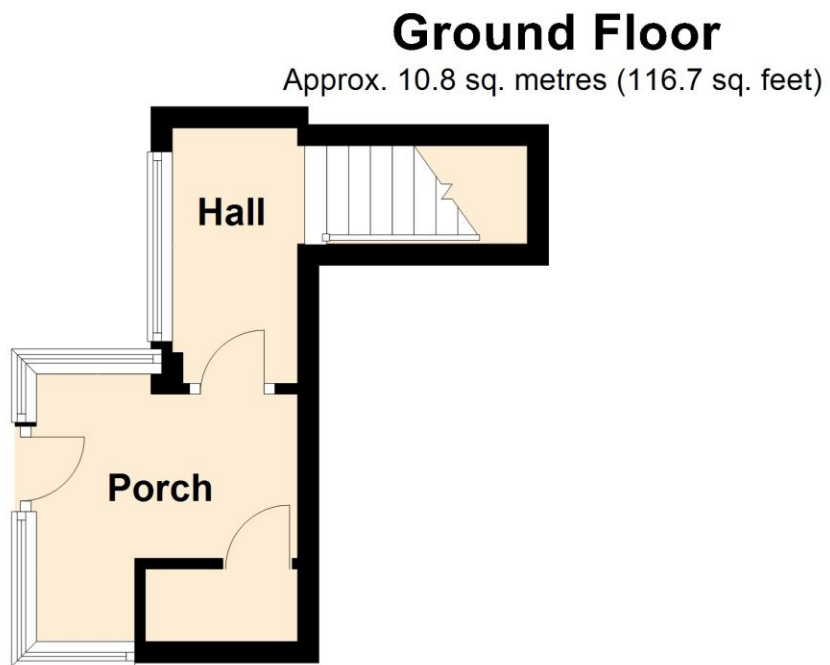
radiators, television point, coved ceiling.

EXTERNALLY front lawned area, slated area to side of garage, driveway parking DOUBLE GARAGE with two up and over doors, power and light.

TENURE We are informed by the Vendor that the property is Leasehold, for a term of 125 years from 1973 (expiring June 2098). The Ground Rent is £10 per annum.

RB November 2021.





Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   c	73   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 C 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.

# Anthony Flint

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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.