

# Anthony Flint

property consultants



40 Liddell Drive,  
Llandudno, LL30 1UH

Asking Price Of  
£265,000

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**40 LIDDELL DRIVE, LLANDUDNO**

**Beautifully presented, three bedroom, semi-detached property.**

**Recently renovated to a high specification.**

**Boasts a number of unique selling features including brand new gas fire.**

**Fantastic location - within walking distance to Llandudno town centre, North Shore Promenade, shopping precincts and Craig-y-Don.**

**Ample parking space with a garage and driveway.**

**Amazing modern décor.**

## ACCOMMODATION

Ground floor: Kitchen, shower room, lounge room and conservatory.

First floor: 3x bedrooms and bathroom.

Externally: Rear garden area, small garden to the front, garage and driveway.

**- MODERN MASTERPIECE -**

Recently refurbished to a high specification, this three-bedroom, semi-detached house is a modern masterpiece internally. Location wise it is ideally located - within walking distance to the picturesque North Shore Promenade and Llandudno's two major retail parks. There are so many unique selling features with this property, making it one not to be missed.

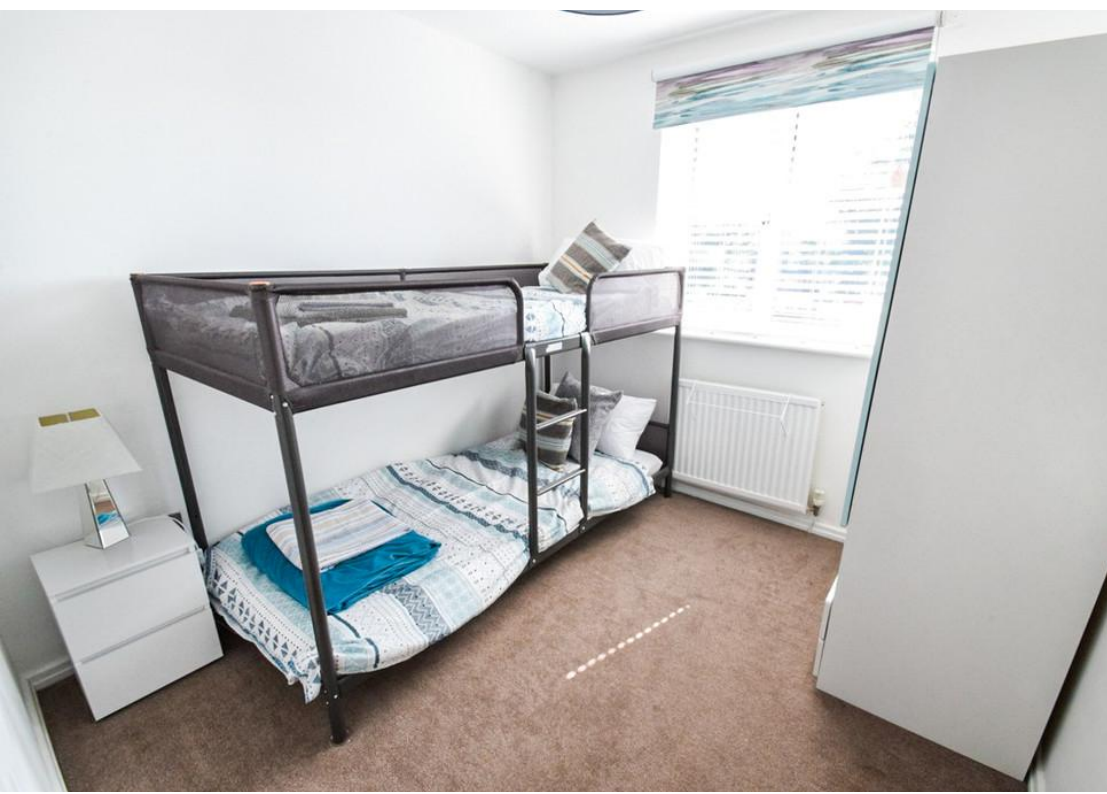
As soon as you walk through the front door you are greeted with a classy modern interior. Work has been done within the past 12 months to breath new life into the property. A brand new downstairs bathroom - with a state-of-the-art electric shower; refurbished kitchen, conservatory and lounge room with a high calibre gas fire, headline the high specification work carried out.

The conservatory is a great feature of the home. Located off the lounge, it opens out into a lovely paved garden area that is a fantastic sun trap on those warmer days. It is a fantastic place for entertaining guests.

The three bedrooms are on the first floor and are all double in size. There is also a bathroom on this floor. Parking is not an issue, with the property coming with its own garage and driveway.

The location of the property is amazing, there is something for everyone right on your doorstep. The picturesque North Shore is a short walk away, Llandudno's retail parks are just down the road as is the high street. For those keen walker/hikers the Nant y Gamar hillside and Little Orme are easily accessible, both taking in some fantastic scenery. For families there are a number of high calibre schools close by.

FREEHOLD - COUNCIL TAX BAND D - EPC C. Land Registry Title No. (Freehold) CYM652709.  
PG June 2022

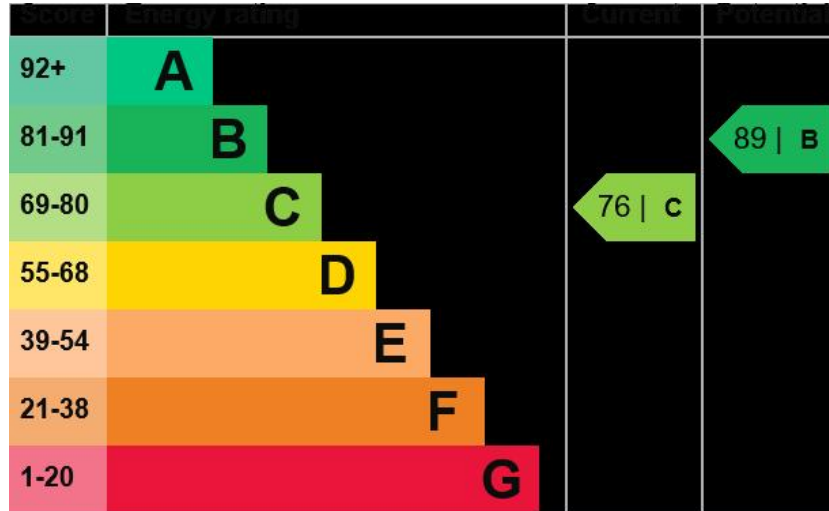


40 Liddell Drive



Approx. Gross Internal Floor Area 918 sq. ft / 85.28 sq. m

Not to Scale. For illustration purposes only.  
Produced by Elements Property



Tenure and Council Tax: Tenure - We are informed by the vendors that the property is Freehold. 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.

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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.