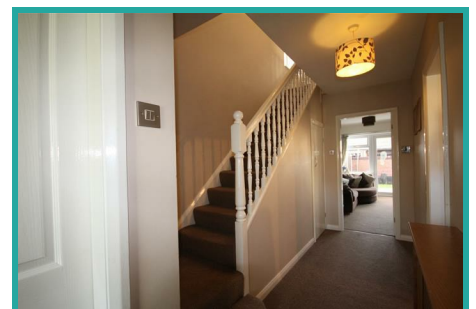




## **Hyfrydle 54 Clarence Road, Craig-y-Don, Llandudno LL30 1TW**

**Asking Price £225,000**

A very well presented DETACHED 3 BEDROOM HOUSE & GARAGE in a wide plot with scope for further off road parking. The house occupies a most convenient location with Craig-y-Don Surgery & Chemist across the road, Ysgol Craig-y-Don Primary School around the corner and Llandudno town centre and Retail Park all within walking distance. The accommodation provided is suited for family occupation and affords PORCH, HALL, CLOAKROOM, KITCHEN DINING ROOM, LARGE LOUNGE, 3 BEDROOMS, BATHROOM & SHOWER, GARDEN FRONT & REAR, GAS C.H, DOUBLE GLAZING, SIDE COVERED AREA. EPC C71 Potential B84 Ref CB7138



### Entrance Porch

Double glazed front door into the porch, double glazed inner door

### Hallway

Central heating radiator and cabinet, under stairs cupboard

### Cloakroom

W.C, wash hand basin, half tiled walls, double glazed

### Kitchen Dining Room

15'3 x 9'8 (4.65m x 2.95m)

Stainless steel sink unit, beech style base cupboards and drawers with black work top surfaces, wall units, double glazed window, plumbing for washing machine, central heating radiator, 4 ring gas hob unit, built in electric oven, stainless steel hood, stable door

### Large Lounge

17'2 x 12'2 (5.23m x 3.71m)

At the back of the house, wall mounted gas fire, double glazed french window, coved ceilings, 2 central heating radiators and cabinets

### First Floor

Stairway from Hall to First Floor and Landing

### Bedroom 1

12'8 x 9'9 (3.86m x 2.97m)

Double glazed, central heating radiator, built in wardrobe cupboard

### Bedroom 2

12'6 x 9'9 (3.81m x 2.97m)

Double glazed window, central heating radiator, wardrobe cupboard

### Bedroom 3

9'6 x 6'9 (2.90m x 2.06m)

Shower bath, unit and screen, pedestal wash hand basin, w.c, heated towel radiator, double glazed, part tiled walls

### The Garage

18'4 x 11'2 (5.59m x 3.40m)

Up and over door, power & light laid on, Belfast sink unit, gas central heating boiler. At the side of the garage is a useful covered 'car port' the width reducing towards the back

### The Gardens

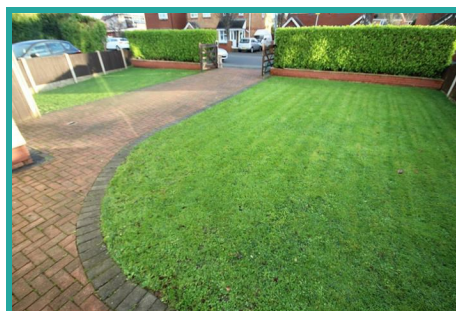
Wide front garden laid to lawn with centre pathway. Part decking and lawn at the rear of the house, panel fencing with concrete posts and gravel boards

### AGENTS NOTE

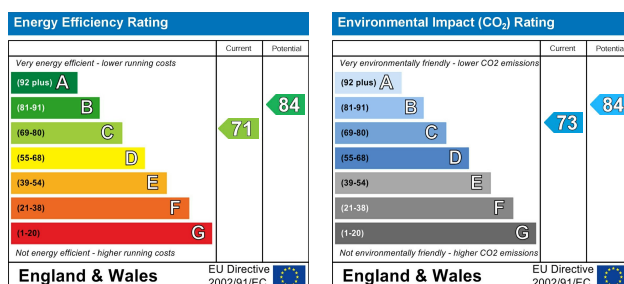
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#### AGENTS NOTES;

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