Bryan Davies & Associates

4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125

AUCTIONEERS
•
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

Fantaisie, Nant Y Gamar Road, Craig y Don, Llandudno, Conwy, LL30 1BW









£185,000

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THIS THREE BEDROOM END OF TERRACE HOME IS IN NEED OF COMPREHENSIVE MODERNISATION WITH VIEWS FROM THE FRONT TO BODAFON FIELDS, THE LITTLE ORME AND THE SEA, AND WITHIN EASY LEVEL WALKING DISTANCE OF CRAIG Y DON SHOPS AND PROMENADE. The property comprises:- porch; hall; lounge with bay window; dining room; kitchen; rear porch with separate wc; further rear porch; 3 bedrooms; 2 piece bathroom and separate wc. The property features gas fired central heating and double glazed windows as specified. Outside a small front garden area, drive for off road parking leading to a single car prefab concrete garage and a very small rear garden.

AS WE ARE UNABLE TO TEST THE SERVICES AT THE PROPERTY WE CANNOT COMMENT ON THE WORKING STATUS OF THE HEATING AND ANY APPLIANCE.

The accommodation briefly comprises:-

PORCH

HALL



Radiator, double glazed window, under stairs cupboard.

LOUNGE 13'9" x 11'9" (4.21m x 3.60m)



- into upvc double glazed bay window, timber fire surround, double radiator, views to Bodafon fields, the Great Orme and the sea.

DINING ROOM 14'6" x 9'3" (4.42m x 2.82m)



Mahogany fire surround with tiled back and hearth, built in shelved cupboard, upvc double glazed window, double radiator.

KITCHEN 7'11" x 7'4" (2.43m x 2.25m)

Base, wall and drawer units with single sink unit, plumbing for washing machine, upvc double glazed window.

REAR PORCH

SEPARATE W.C.

'Ideal' central heating and hot water boiler (not tested).

FURTHER REAR PORCH

Upvc double glazed window and rear access door.

FIRST FLOOR LANDING

Double glazed window, access to roof space.

BEDROOM 1 14'1" x 9'7" plus built in wardrobe (4.30m x 2.94m plus built in wardrobe)



Radiator, upvc double glazed bay window with views to Bodafon Fields, the Little Orme and sea.

VIEW FROM BEDROOM 1



BEDROOM 2 11'10" x 9'2" plus built in wardrobes (3.61m x 2.8m plus built in wardrobes)



Upvc double glazed window, radiator.

BEDROOM 3 7'10"x 7'6" (2.39mx 2.31m)



Built in corner wardrobe, radiator, upvc double glazed window with views of Bodafon fields, the Little Orme and the sea.

BATHROOM



Panel bath with shower over, pedestal wash hand basin in avocado, radiator, aluminium framed double glazed window, airing cupboard with hot water tank and shelving.

SEPARATE W.C.

OUTSIDE

SMALL FRONT GARDEN
With flower bed.

DRIVEWAY
For off road parking leads to:

SINGLE CAR PRE-FABRICATED CONCRETE GARAGE

VERY SMALL REAR GARDEN



TENURE

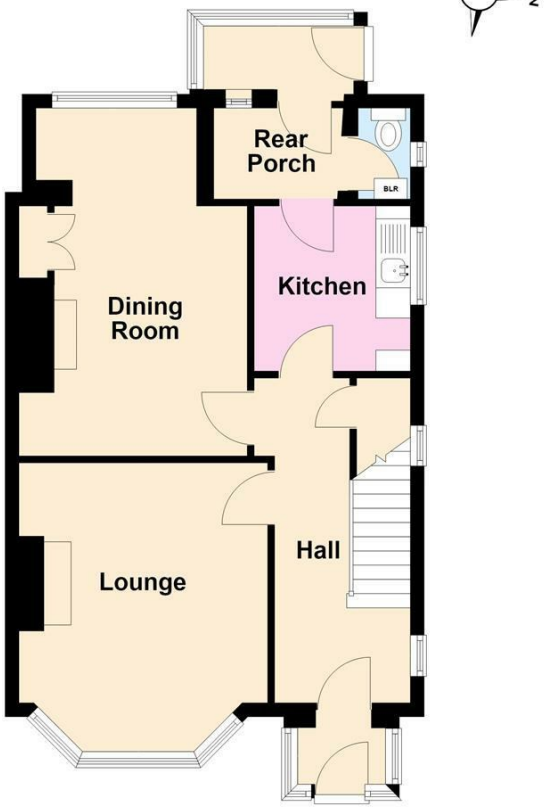
The property is held on a FREEHOLD tenure.

COUNCIL TAX

Is ' D' as obtained from www.conwy.gov.uk

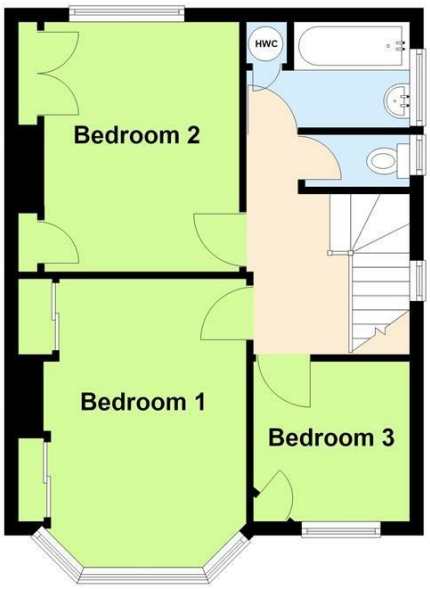
Ground Floor

Approx. 54.3 sq. metres (584.6 sq. feet)



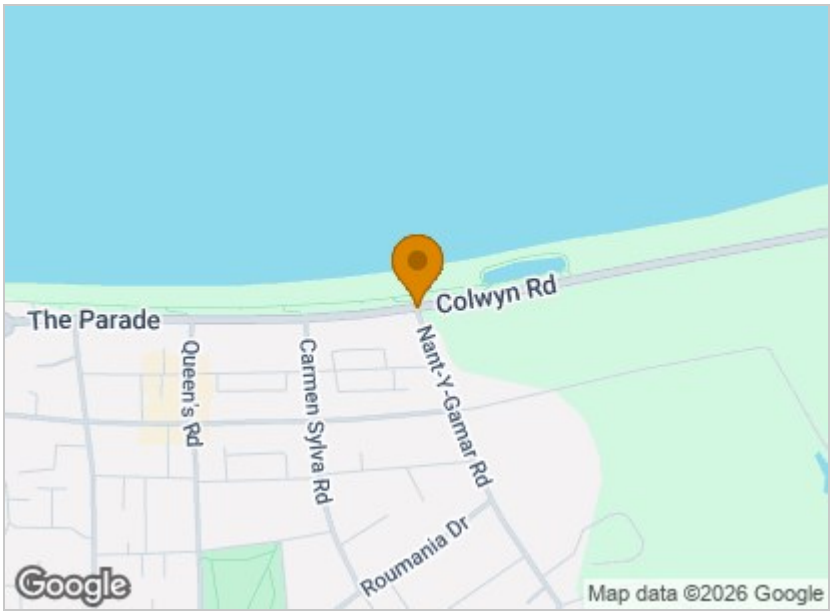
First Floor

Approx. 42.7 sq. metres (460.0 sq. feet)

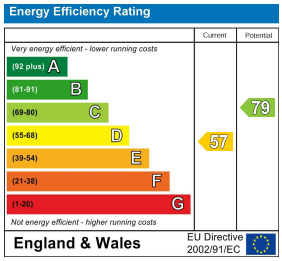


Total area: approx. 97.0 sq. metres (1044.6 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed to the Promenade and turn right, past Venue Cymru and continue along the Promenade for approximately 750 yards, turn right onto Nant y Gamar Road by Bodafon Fields and the property is on your right within 150 yards. Ref A988 29/10/26

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: llandudno@bdahomesales.co.uk

Llandudno Office Opening Hours - Monday to Friday: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.