



LIDDELL DRIVE, LLANDUDNO

Price £120,000


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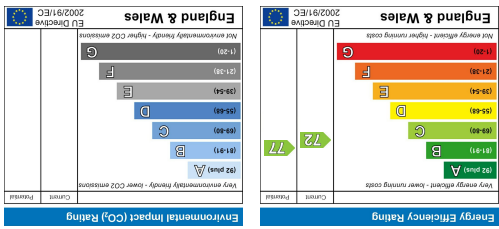
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An opportunity to purchase this first floor apartment on the popular residential development of Liddell Park which is situated within the village of Craig y Don and ideally located within flat level walking distance to all local amenities such and within close walking distance to the promenade. The apartment in brief comprises lounge, kitchen, bedroom and bathroom. It is mostly double glazed and has gas central heating throughout. It has a delightful garden to the side of the property which has a sunny aspect and benefits from off road parking and garage. The flat requires refurbishment throughout and is being sold with no forward chain.

DOUBLE GLAZED ENTRANCE DOOR INTO:

ENTRANCE HALL

With window to the side, radiator, carpet and stairs leading to first floor accommodation.

LANDING

With hatch allowing loft access, built in storage cupboard, smoke detector, fitted ceiling light, carpet, power point and door leading off.

LOUNGE/DINER

22'5" x 10'6" (6.84m x 3.22m)

A spacious lounge with large double aspect windows allowing plenty of natural light, feature fireplace, two fitted ceiling lights, two radiators, carpet and power points.

KITCHEN

9'8" x 8'3" (2.97m x 2.52m)

Having a range of wall and base units with work top surfaces over, sink unit, space for gas cooker, space and plumbing for washing machine, part tiled walls, window to the rear, fitted ceiling light, vinyl flooring and power points.

BEDROOM

12'3" x 9'1" (3.75m x 2.78m)

With a large window to the front, fitted wardrobes, carpet, radiator, fitted light and power points.

BATHROOM

6'0" x 5'11" (1.84m x 1.82m)

Having a three piece suite comprising panel bath, wash hand basin, low level WC, window to the rear, part tiled walls and carpet.

OUTSIDE

The front of the property is lawned with a concrete driveway leading to a garage. To the side of the property is a pretty garden which is lawned and enclosed with mature trees and shrubs.

DIRECTIONS

From our Llandudno office turn left onto Madoc Street, continue through the traffic lights and continue past the railway station on the right hand side then bear left onto Vaughan Street, follow the road around bearing right on the Mostyn Broadway, the one way system, continue straight ahead. At the roundabout continue straight ahead, take the first right onto Clarence Road, continue right to the end of Clarence Road and this will automatically bring you into Liddell Park, turn right onto Liddell Drive and follow the road around. The flat can be seen on the left hand side by way of our for sale board.

SERVICES

Mains drainage, water, gas and electric are all connected at the property. All services have not been tested by the selling agent.

TENURE - LEASEHOLD

COUNCIL TAX BAND - C

Freeholder - Mostyn Estates
Lease - 26th Sept 1980 - 14th June 2098.

Ground Rent - Nil

Holiday lets - not permitted.

AST's - permitted

Leasehold covenants apply

