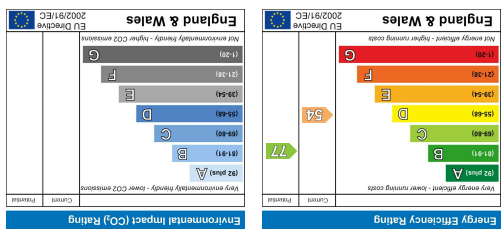


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Rhyll, LL18 3LA
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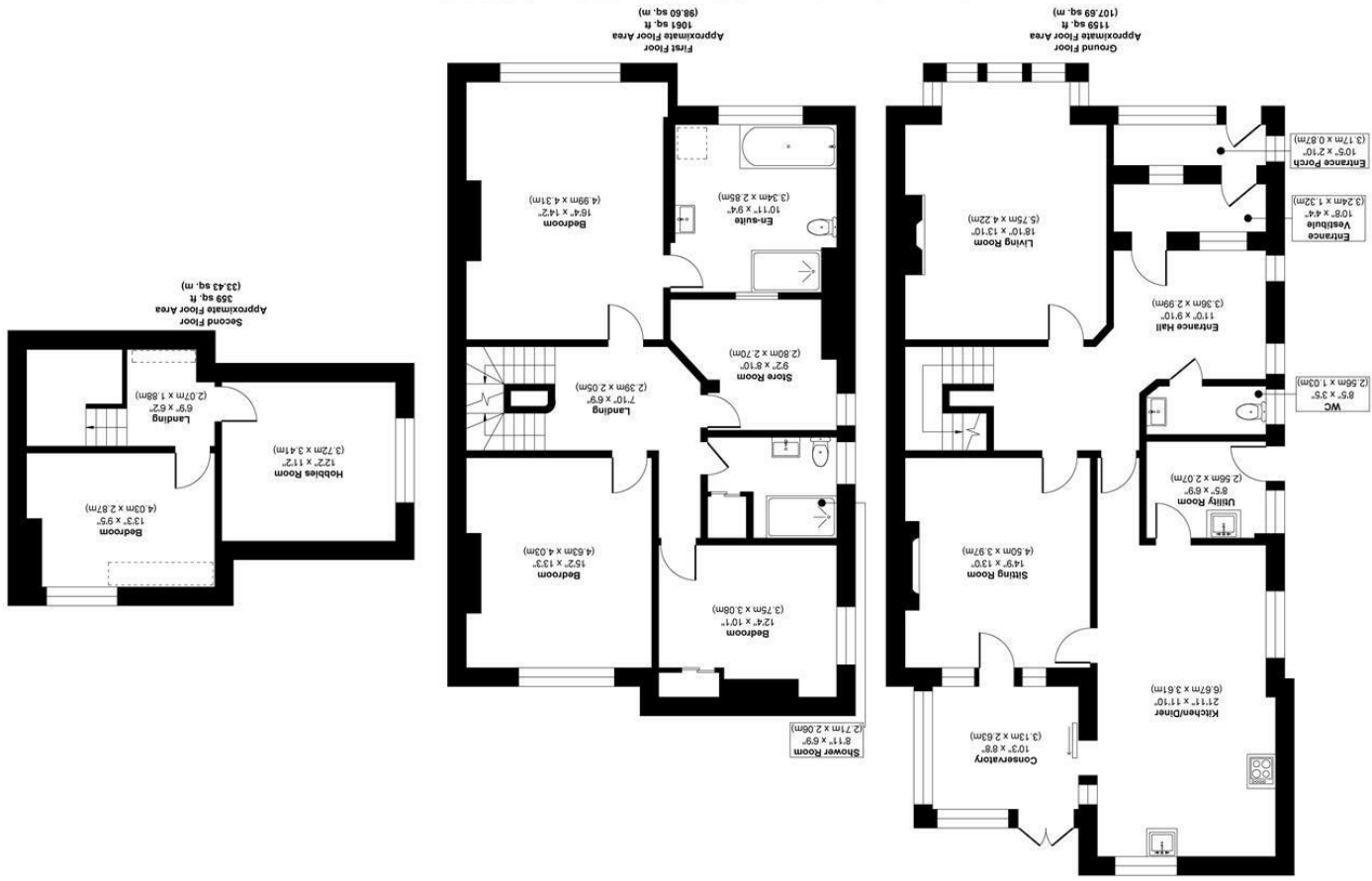
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Approx. Gross Internal Floor Area 2579 sq. ft. / 239.72 sq. m



ROUMANIA CRESCENT, LLANDUDNO

Price £425,000



Located on an attractive tree lined crescent is this spacious traditional period home which offers extensive accommodation arranged over three floors. Positioned in the small suburb of Craig-y-don, on the borders of Llandudno. Local shops, schools are also close by and the attractive Queens Park is just a few minutes walk away. Llandudno town centre is within approximately one mile which offers a mixture of shops, cafes, restaurants and public services. This charming property in brief comprises; entrance porch, reception hall, living room, sitting room, kitchen/ diner, utility room, conservatory, four/ five bedrooms, en suite to bedroom one, bathroom and study. There is off road driveway parking for several vehicles and and good size rear garden.

Composite traditional style entrance door with stained glass windows.

ENTRANCE PORCH

With double glazed window and double glazed door with feature stained glass leading into;

ENTRANCE VESTIBULE

With original quarry tiled floor, coved ceiling and timber door into;

GROUND FLOOR CLOAKROOM

With a two piece suite comprising low level WC and pedestal wash hand basin with mixer tap, tiled floor, part tiled walls, radiator and double glazed window to the side.

RECEPTION HALL

11'0 x 9'9 (3.35m x 2.97m)

With double glazed windows to the side, coved ceiling, picture rail, dado rail, original parquet flooring, display shelving, under stairs storage cupboard, radiator, power points and doors leading off.

LIVING ROOM

18'10 x 13'10 (5.74m x 4.22m)

With large double glazed bay window to the front, feature traditional Victorian fireplace with tiled back and hearth, coved ceiling, picture rail, TV point, telephone point, radiator, carpet and power points.

SITTING ROOM

14'9 x 13'0 (4.50m x 3.96m)

With traditional style Victorian fireplace with tiled back and hearth, coved ceiling, picture rail, radiator, power points, stripped floorboards, double glazed window, double glazed door leading into;

CONSERVATORY

10'3 x 8'7 (3.12m x 2.62m)

With double glazed windows and doors leading out to the rear garden, tiled floor, radiator and power points.

KITCHEN/ DINER

21'10 x 11'10 (6.65m x 3.61m)

With a range of wall and base units and drawers with complementing counter tops, inset 1½ bowl single drainer sink unit with mixer taps, built in electric oven, inset four ring gas hob with stainless steel splashback and cooker canopy over, integrated dishwasher, integrated fridge/ freezer, radiator, cupboard housing central heating boiler, space for dining table, laminate floor, double glazed window to the rear, double glazed window to the side and power points.

UTILITY ROOM

8'4 x 6'9 (2.54m x 2.06m)

With fitted wall and base cupboards with counter tops over, inset 1½ bowl single drainer sink unit with mixer taps, space and plumbing for automatic washing machine, radiator, power points, double glazed window to the side and double glazed door to the side.

LANDING

With a pitch pine staircase leading to the first floor landing with coved ceiling, dado rail, radiator, carpet and doors leading off.

BEDROOM ONE

16'4 x 14'1 (4.98m x 4.29m)

With double glazed window to the front enjoying views of distant countryside, radiator, built in storage cupboards, carpet and power points.



EN SUITE

10'11 x 9'4 (3.33m x 2.84m)

With a four piece suite comprising enclosed tiled bath, double shower enclosure with fluted glass, wash hand basin and traditional style WC. Traditional style column radiator with towel rail, vinyl floor, part tiled walls and double glazed window to the front.

BEDROOM TWO

15'2 x 13'2 (4.62m x 4.01m)

With double glazed window to the rear, carpet, radiator and power points.

BEDROOM THREE

12'3 x 10'1 (3.73m x 3.07m)

With double glazed window to the side, radiator, carpet and power points.

SHOWER ROOM

8'10 x 6'9 (2.69m x 2.06m)

With a three piece suite comprising double shower cubicle, low flush WC and pedestal wash hand basin, double glazed window to the side and airing cupboard.

STUDY

9'2 x 8'10 (2.79m x 2.69m)

With double glazed window to the side, radiator, carpet and power points.

SECOND FLOOR LANDING

With pitch pine staircase leading to second floor landing with skylight and doors leading off.

BEDROOM FOUR

13'2 x 9'4 (4.01m x 2.84m)

With double glazed window to the rear, carpet, radiator and power points.

HOBBIES ROOM

12'2 x 11'2 (3.71m x 3.40m)

With double glazed window to the side, radiator, carpet and power points.

OUTSIDE

To the front is a driveway providing off road parking for two cars and small lawn with established trees and bushes. The rear garden comprises paved patio seating area, lawn garden and further seating area. There is also outside lighting and outside water tap.

SERVICES

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

COUNCIL TAX BAND

F

TENURE

Freehold.

