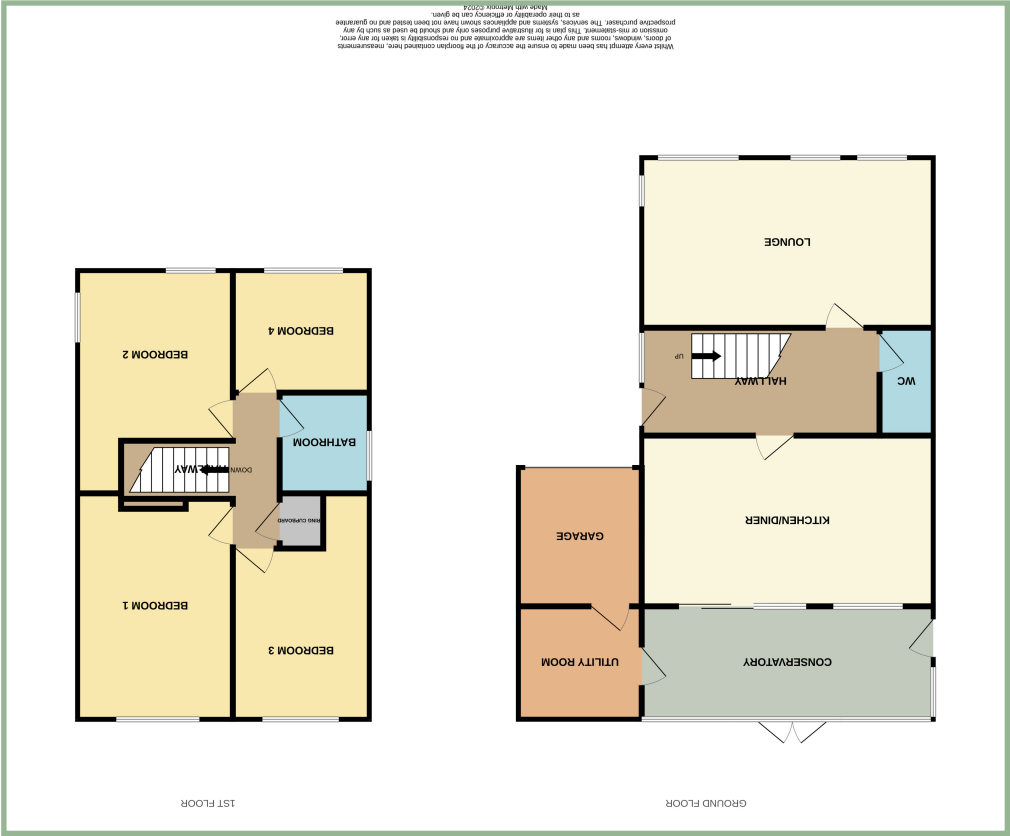


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	
55-68	D		84 B
39-54	E		
21-38	F		
1-20	G		



Detached Four Bedroom Family Home

Description

30 Liddell Drive is a substantial well-appointed four-bedroom family home situated in a sought-after residential area. Located within close proximity to Llandudno town centre with access to all available amenities, retail parks, restaurants, public house, shops and transport links.

The property boasts; four large double bedrooms; integral garage/utility with power and light connected; modern fitted kitchen with integrated 'Hotpoint' appliances; four plate induction hob. 30 Liddell Drive also benefits from; UPVC double glazing, mains gas fired central heating and hot water, quiet residential setting. To the front of the property is a small, grassed lawn and to the rear a deceptively spacious garden, hardstanding for ample off-road parking.

- ✓ A WELL APPOINTED DETACHED FOUR BEDROOM FAMILY HOME
- ✓ SET IN POPULAR SOUGHT AFTER RESIDENTIAL AREA
- ✓ MODERN FITTED KITCHEN BENEFITING FROM OPEN PLAN DINING
- ✓ AMPLE OFF-ROAD PARKING FOR MULTIPLE VEHICLES
- ✓ INTEGRAL GARAGE/UTILITY ROOM
- ✓ GARDENS TO FRONT AND REAR
- ✓ FREEHOLD

Lounge

19' 2" x 11' 3" 5.84m x 3.43m



Open Plan Dining Kitchen

19' 2" x 11' 3" 5.84m x 3.43m



Conservatory

18' 9" x 7' 5" 5.72m x 2.26m



Utility Room

9' 2" x 7' 4" 2.79m x 2.23m

Garage

9' 2" x 8' 5" 2.79m x 2.56m

Bedroom One

15' 3" x 10' 2" 4.65m x 3.10m



Bedroom Two

11' 6" x 10' 2" 3.50m x 3.10m



Bedroom Three

11' x 8' 9" 3.35m x 2.66m

Bedroom Four

8' 9" x 8' 7" 2.66m x 2.61m

Outside: Benefiting from garden space to front and private rear enclosed garden with hardstanding for potting shed, fish pond and grassed lawn.

Location

Located within close proximity of the local shops, other facilities and the Promenade, it is close to the Promenade, the theatre, Mostyn Champney Retail Park, the new shopping development off Mostyn Broadway and Craig Y Don local shops and amenities.

Directions

Proceed along Conway road as you were going into Llandudno, turn right at the links public house at the round about onto the B5115, turn right again onto Clarence drive then right again at the first right onto Clarence Road, right then onto Liddell Drive and the property will be viewed on the right.

Council Tax Band: E (provided on www.voa.gov.uk)

Energy Efficiency Rating: C

4 Bedroom
Detached House

30 LIDDELL DRIVE
LLANDUDNO
LL30 1UH

£362,500
REDUCED FROM £369,950

Reference Number: FP8137

Fletcher & Poole,
3 Lancaster Square,
Conwy, LL32 8HT

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 583100
fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

