

We endeavor 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.

[www.fletcherpoole.com](http://www.fletcherpoole.com)

**Fletcher & Poole**  
DIAMOND COLLECTION



# Stunning Three Bedroom Detached Converted Chapel

## Description

A most stunning three bedroom link detached chapel conversion situated just off the promenade and overlooking open fields and the Little Orme.

Bethania Chapel has been sympathetically converted to the highest specification creating a light, modern home whilst combining the character of the building with modern day living.

The accommodation comprises: Double doors provide access into the reception vestibule which has a coat/store cupboard, W.C and utility room housing the space and plumbing for the washing machine, dryer and low level freezer.

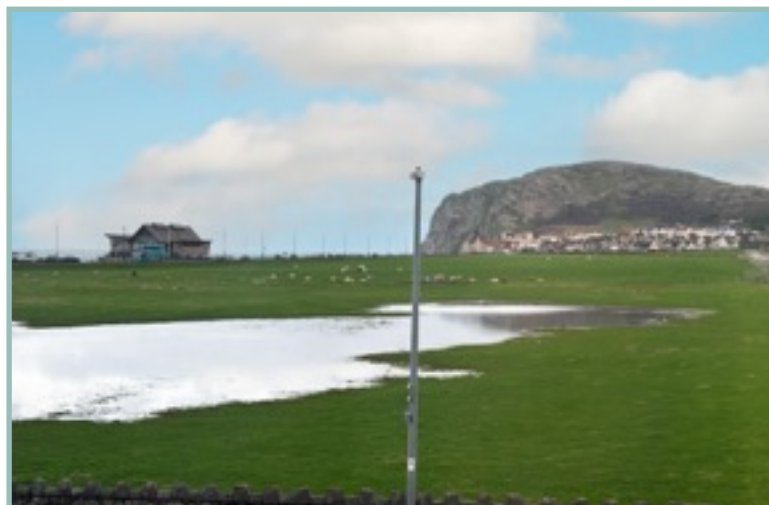
Hallway which opens into a superb open plan modern kitchen and dining rooms space ideal for entertaining. The integrated kitchen has a gas hob, double electric oven and integrated dishwasher and Quartz worktops. A couple of steps lead down to an inviting sitting room with two way contemporary gas fire, there is a snug/ breakfast area tucked away on the other side of the kitchen. Bedroom three with modern ensuite bathroom.

The upper floor can be accessed via two staircases both unique, the main staircase being open tread and glazed with the treads having been refurbished from wood from the original pews, the second staircase is a turned/spiral solid wood staircase leading to the first floor landing, two ensuite double bedrooms both with modern ensuite shower rooms. A superb glazed galleried landing/ walk way leads to a gorgeous lounge with large windows that capture the views over the Bodafon fields and the Little Orme.

There is Aluminium powder coated double glazed windows throughout with fitted plantation shutter blinds and under floor heating.

To the outside there is a foot gate and path leading to the front door, lawned side garden with a flagged and slate shingle front seating area. Double gates provide access to the driveway parking and outbuilding/store.

- \* STUNNING THREE BEDROOM CONVERTED CHAPEL
- \* CONVERTED TO A VERY HIGH STANDARD
- \* ENJOYS VIEWS OVER BODAFON FIELDS AND THE LITTLE ORME
- \* SITUATED JUST OFF THE PROMENADE, MINUTES WALK TO THE SHOPS
- \* DRIVEWAY PARKING & SMALL OUTBUILDING/STORE
- \* NO CHAIN -AVAILABLE FURNISHED IF REQUIRED
- \* FREEHOLD



3 Bedroom Detached  
Converted Chapel

Bethania Chapel  
Mostyn Avenue  
Craig Y Don  
Llandudno  
LL30 1YE

**OFFERS OVER  
£500,000  
REDUCED FROM £550,000**

Reference Number: FP7950  
15/2/2024

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

Registered Company  
Number 4687367

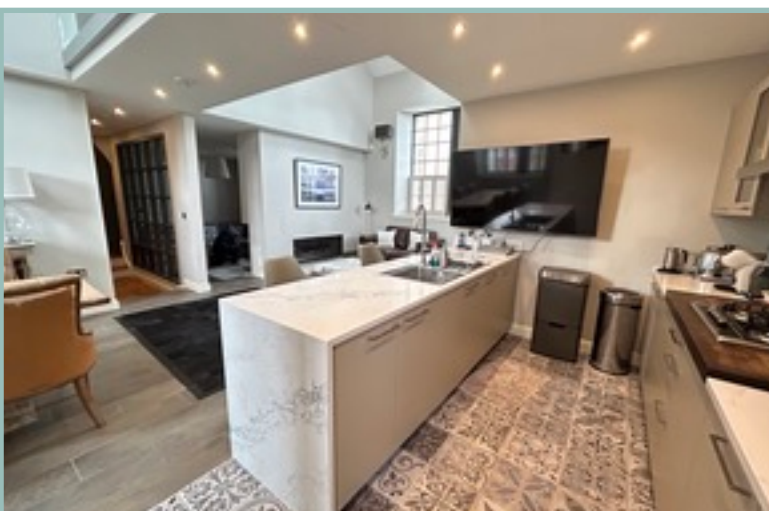
## Valuation

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  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



## Location

Bethania Chapel is situated just off the promenade and other local amenities. It is conveniently located for the town centre with its Victorian facades and wide range of shops, schools, theatre, train station and Llandudno pier.

## Directions

From our Conwy office follow the one-way system out of Conwy via the bridge. At the roundabout take the first exit onto Glan y Mor Road. Take a right turn up Pentywyn Road and proceed along, going straight across at the mini roundabout, continue until you reach the large roundabout. Take the third exit onto Queen's Road, follow the road until the end, at the cross roads proceed over, turn right onto the promenade, right onto Mostyn Avenue where Bethania Chapel can be found on the right.

Council Tax Band: E (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# Stunning Three Bedroom Detached Converted Chapel

## Hallway

10' 10" x 4' 8" 3.30m x 1.42m

## Utility

8' 4" x 4' 7" 2.54m x 1.40m



## Lounge

18' 5" x 14' 6" 5.62m x 4.42m

## Bedroom One

11' 7" x 11' 7" 3.53m x 3.53m



## W.C

5' 10" x 4' 7" 1.78m x 1.40m

## Reception Hall

29' 2" x 6' 11" 8.89m x 2.11m

## Dining Area

14' 9" x 11' 4.49m x 3.35m



## Kitchen

14' 6" x 8' 4.42m x 2.43m



## Snug

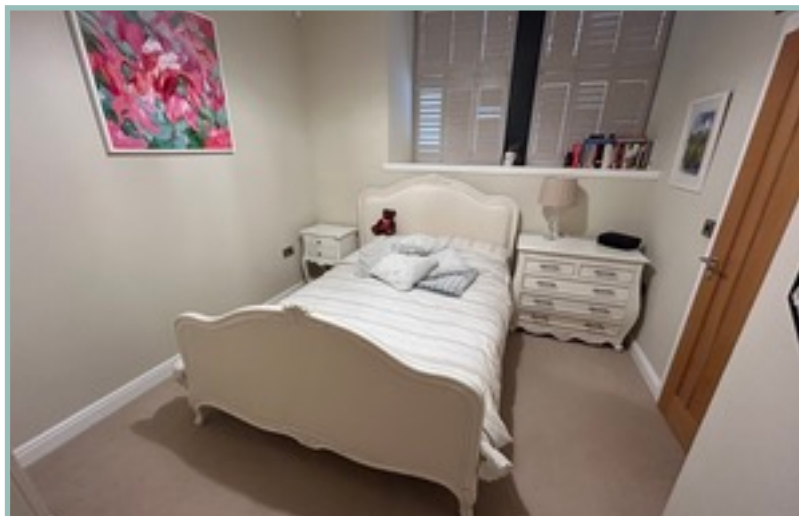
17' 11" x 5' 2" 5.46m x 1.57m

## Sitting Room

15' 2" x 11' 6" 4.62m x 3.50m

## Bedroom Three

11' 10" x 10' 7" 3.60m x 3.22m



## Ensuite

10' 2" x 4' 3.10m x 1.22m



## Bedroom Two

11' 7" x 11' 6" 3.53m x 3.50m



## Ensuite

10' 4" x 4' 3.15m x 1.22m



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