

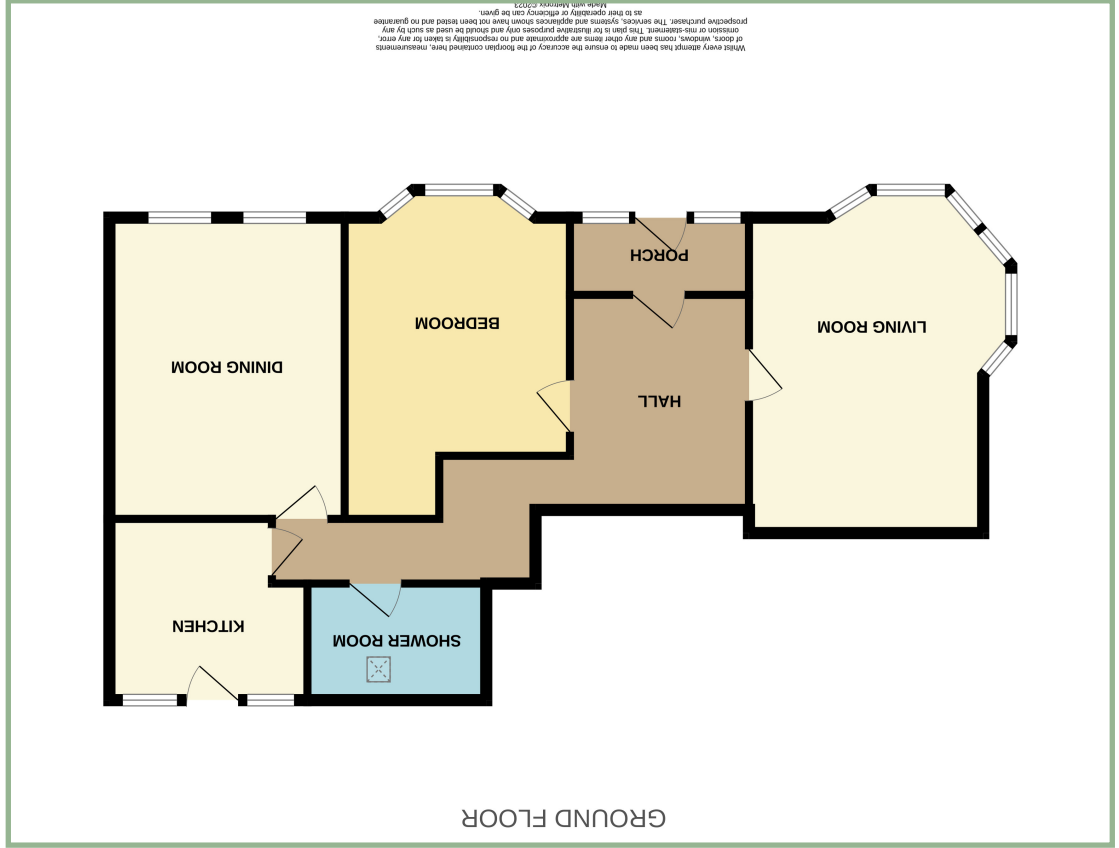
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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. 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

Fletcher & Poole



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		



# Spacious Two Bedroom Ground Floor Flat Close To Centre Of Llandudno

## Description

This spacious ground floor flat is situated in the heart of Llandudno, in a fantastic central location; close to the shops, amenities, promenade and transport links. The property is also a stroll away from the quieter promenade and amenities of the West Shore. This character property which is an ideal renovation project with lots of potential to create an excellent apartment in a sought-after location. Whilst the property has been well cared for; the property would benefit from some modernisation. With original Victorian features including tiles, picture rails, cornices, skirting boards, doors, high ceilings; this apartment has potential to be restored to its former glory.

The accommodation comprises; entrance porch, panelling and double original doors into the spacious hallway. Lounge with double bay windows and electric fire, master bedroom with sink, corridor, shower room with electric shower, second bedroom, kitchen with gas hob and oven, space for under-counter fridge, freezer, dishwasher and washing machine, with access to the rear yard.

To the front of the property is a gated driveway, pathway and grass laid to lawn. To the rear, there is a shared yard area with a small outbuilding. Viewing is strongly recommended to appreciate the size of the rooms and the potential the property has. UPVC windows and Worcester combi boiler.

- ✓ TWO-BEDROOM GROUND FLOOR FLAT
- ✓ LARGE SPACIOUS ROOMS, WITH LOTS OF CHARACTER
- ✓ FANTASTIC CENTRAL LOCATION TO LLANDUDNO, THE PROMENADE AND WEST SHORE
- ✓ OFF-ROAD PARKING WITH FRONT GARDEN, REAR YARD AND OUTBUILDING
- ✓ IDEAL INVESTMENT PROPERTY

## Hall

9' 6" x 7' 5" 2.89m x 2.26m extending to hallway 16' 6" x 4' 8" 5.03m x 1.42m

## Lounge

18' 3" x 14' 11" max 5.57m x 4.54m



## Kitchen

11' 4" x 10' 10" max 3.45m x 3.30m



## Bedroom One

13' 4" x 13' 4" 4.06m x 4.06m



## Bedroom Two

16' x 10' 10" 4.87m x 3.30m



## Shower Room

8' 2" x 5' 7" 2.49m x 1.70m



Agent's Notes: The property is leasehold on a 999 lease from 24/6/1914, expires 24/6/2913. Own buildings insurance, £9 per annum ground rent to Mostyn Estates.

## Location

Lloyd Street is located not far from the Promenade, pier, and other local amenities. It is conveniently situated, close to 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 across the bridge. At the roundabout take the first exit and follow the road onwards through Deganwy and towards Llandudno, proceed along this road, stay straight ahead, at the roundabout turn right into Gloddaeth Street, continue to the mini roundabout and turn right, turn right again at the junction into Lloyd Street, where the property can be found on the left.

Council Tax Band: C (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Efficiency Rating: D

Agent's Notes: Under section 21 of the Estate Agent Act 1979 we hereby declare a personal interest in the sale of Ground Floor Flat, 64 Lloyd Street, Llandudno. The property is owned by a relative of an employee of Fletcher Poole.

## 2 Bedroom Ground Floor Flat

GROUND FLOOR FLAT  
64 LLOYD STREET  
LLANDUDNO  
CONWY  
LL30 2YP

**£165,000**

Reference Number: FP7642

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

