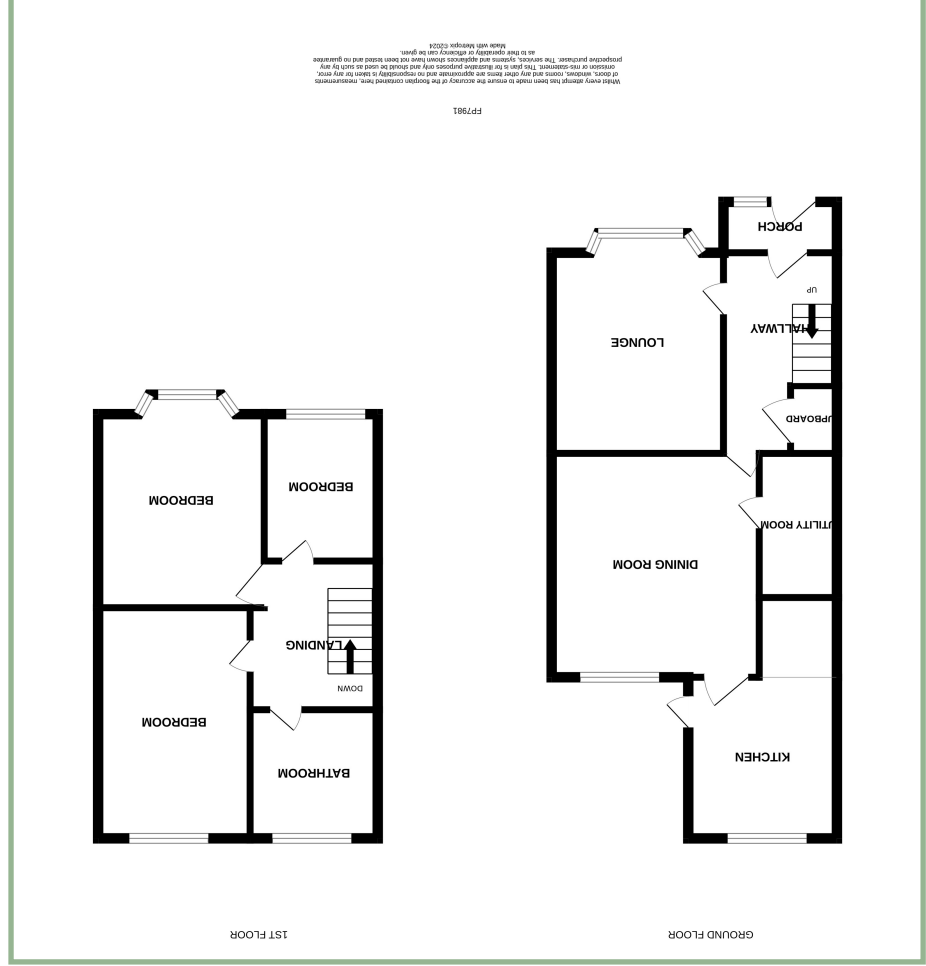


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Three Bedroom End Terrace Enjoying Views Over The Golf Course & The Great Orme

Description

An extended three bedroom end of terrace home situated in a tucked away position overlooking the North Wales Golf Course and enjoying views over Llandudno's West Shore and the Great Orme. West Shore beach is only a short walk away, as are shops, schools, local buses and Llandudno railway station.

The well planned accommodation comprises: Porch, hallway, lounge, dining room, utility area, modern kitchen with pantry with gas hob, electric oven and space and plumbing for a washing machine and fridge/freezer.

To the first floor: Landing, two double bedrooms and a single bedroom and bathroom.

UPVC double glazing and Vaillant gas fired combination boiler which is fully serviced and has a gas safety certificate. The property has an EICR/ Electrical safety certificate and fixed wired smoke alarms. There is also a PIV (positive input ventilation) system installed which is designed to control indoor air quality with fresh filtered air to displace humid air/ condensation.

To the outside there is a block paved parking space where the owners of number 6 park, gated access into the front garden which is laid to golden stone chippings. The rear garden is laid for low maintenance with a timber rear gate.

- ✓ EXTENDED THREE BEDROOM END TERRACE HOME
- ✓ SITUATED IN A TUCKED AWAY LOCATION
- ✓ WALKING DISTANCE TO THE SHOPS, BEACH & SCHOOLS & BUS ROUTES/LLANDUDNO RAIL STATION
- ✓ ENJOYS VIEWS OVER THE GOLF COURSE AND THE GREAT ORME
- ✓ MODERN KITCHEN & BATHROOM
- ✓ FREEHOLD
- ✓ NO CHAIN

Porch

4' 2" x 2' 6" 1.27m x 0.76m

Hallway

12' 10" x 5' 4" 3.91m x 1.62m

Lounge

11' 2" x 10' 8" 3.40m x 3.25m

Dining Room

11' 11" x 11' 9" 3.63m x 3.58



Kitchen

7' 11" x 12' 4" max 2.41m x 3.76m



Landing

7' x 7' 7" 2.13m x 2.31m

Bedroom One

9' 9" x 11' 10" into bay 2.97m x 3.60m



Bedroom Two

11' 11" x 8' 7" 3.63m x 2.61m

Bedroom Three

6' 4" x 8' 2" 1.93m x 2.49m

Bathroom

7' 6" x 7' 2" 2.28m x 2.18m



Location

Frank Villas is located close to West Shore beach, shops, local schools, bus routes (26, 13,14 and 15) and Llandudno rail station. It is conveniently situated close to the town centre with its Victorian facades and wide range of shops, schools, theatre, beaches and Llandudno pier.

Directions

From Conwy cross over the Bridge in the direction of Deganwy. Bear left at the roundabout towards Llandudno. Continue along Glan y Mor Road and onto Deganwy Road. Pass through the village of Deganwy and continue in the direction of Llandudno, go across the mini roundabout and over the bridge onto Bryniau Road, turn left onto Bridge Road, bear right onto Frank Villas where number Six can be found at the end on the right.

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



3 Bedroom End Terrace

6 Frank Villas

West Shore

Llandudno

LL30 2HJ

£189,950

REDUCED FROM £195,000

Reference Number: FP7981
9/5/2024

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

