

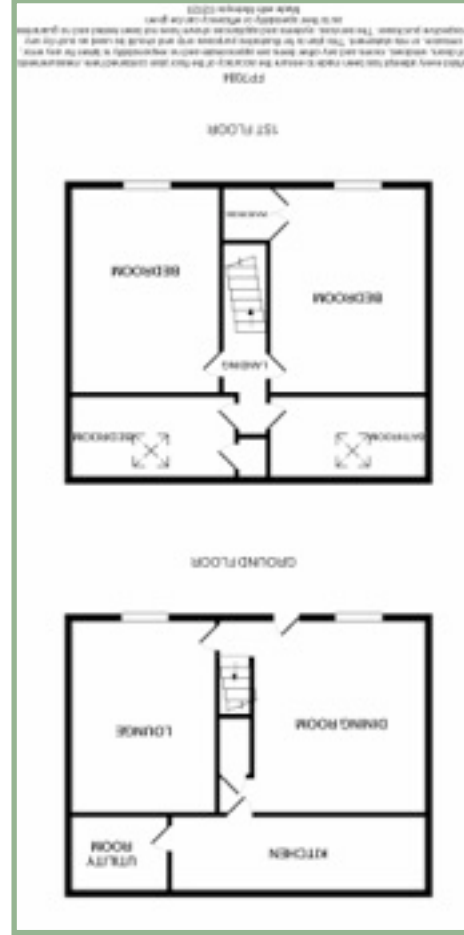
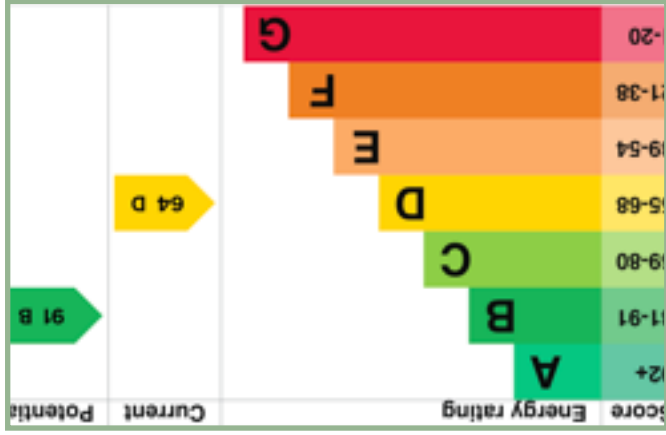
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole



Three Bedroom Former Miners Cottage Enjoying Superb Views

Description

A beautifully presented three bedroom mid terrace former miners cottage situated in an elevated position, overlooking the whole of Llandudno, and enjoying far reaching views extending to the sea and the mountains.

Orme Cottage is situated at the foot of the Gt. Orme and allows for easy access to superb walks over the orme, three/four minutes to the promenade, amenities in the Victorian town centre, the tram station and Happy Valley.

The immaculately presented accommodation comprises: Dining room with feature fireplace, lounge with cast iron fireplace, modern fitted kitchen and utility room. To the first floor: Two double bedrooms, one of which has a cast iron fireplace and both enjoy stunning views, bedroom three and bathroom. UPVC double glazing and Worcester combination gas fired central heating. To the outside the property is accessed via a gated pathway shared with seven other cottages. There is an attractive flagged patio seating area from which to enjoy the views, and a timber recycling/refuse area.

- ✓ BEAUTIFULLY PRESENTED THREE BEDROOM MID TERRACE COTTAGE
- ✓ ENJOYS SUPERB FAR REACHING VIEWS
- ✓ IDEALLY SITUATED FOR WALKING INTO THE TOWN CENTRE, PROMENADE & WALKS OVER THE GT. ORME
- ✓ IDEAL HOME, HOLIDAY HOME OR INVESTMENT PROPERTY
- ✓ NO CHAIN
- ✓ FREEHOLD
- ✓ AVAILABLE FURNISHED

Lounge

12' 10" x 9' 7" 3.91m x 2.92m



Dining Room

12' 10" x 11' 8" max 3.91m x 3.55m



Kitchen

16' 3" x 5' 1" 4.95m x 1.55m



Utility Room

5' 2" x 5' 1" 1.57m x 1.55m

Bedroom One

13' 6" x 9' 1" 4.11m x 2.77m



Bedroom Two

13' 6" x 9' 8" 4.11m x 2.94m

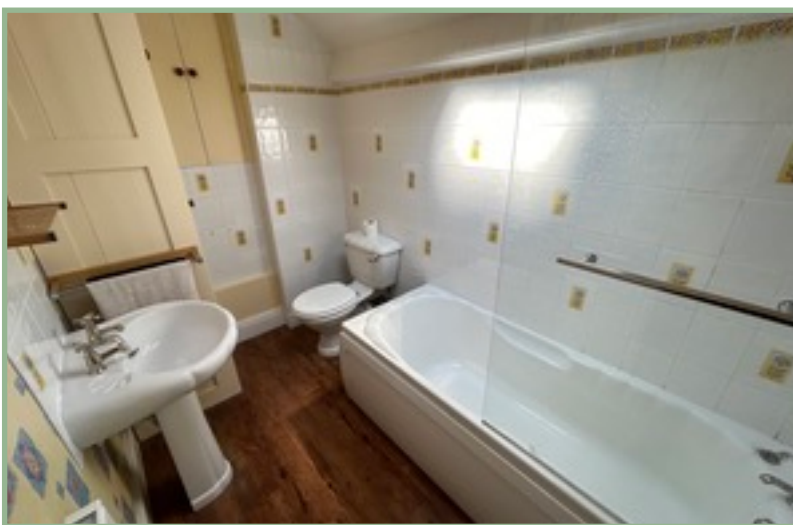


Bedroom Three

10' x 5' 7" 3.05m x 1.70m

Bathroom

9' 1" x 5' 6" 2.77m x 1.67m



Location

Orme Cottage is located close to the town centre, 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 oneway 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 take the first exit, at the next mini roundabout take the second exit onto Gt. Orme's Road, turn right onto Abbey Road, left onto Church Walks, turn left onto Tan Yr Ogo Terrace.

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

Energy Efficiency Rating: D

3 Bedroom Cottage

ORME COTTGE
3 TAN YR OGO
TERRACE
LLANDUDNO
CONWY
LL30 2LT

NO CHAIN
£235,000

Reference Number: FP8045
5/06/2024

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

