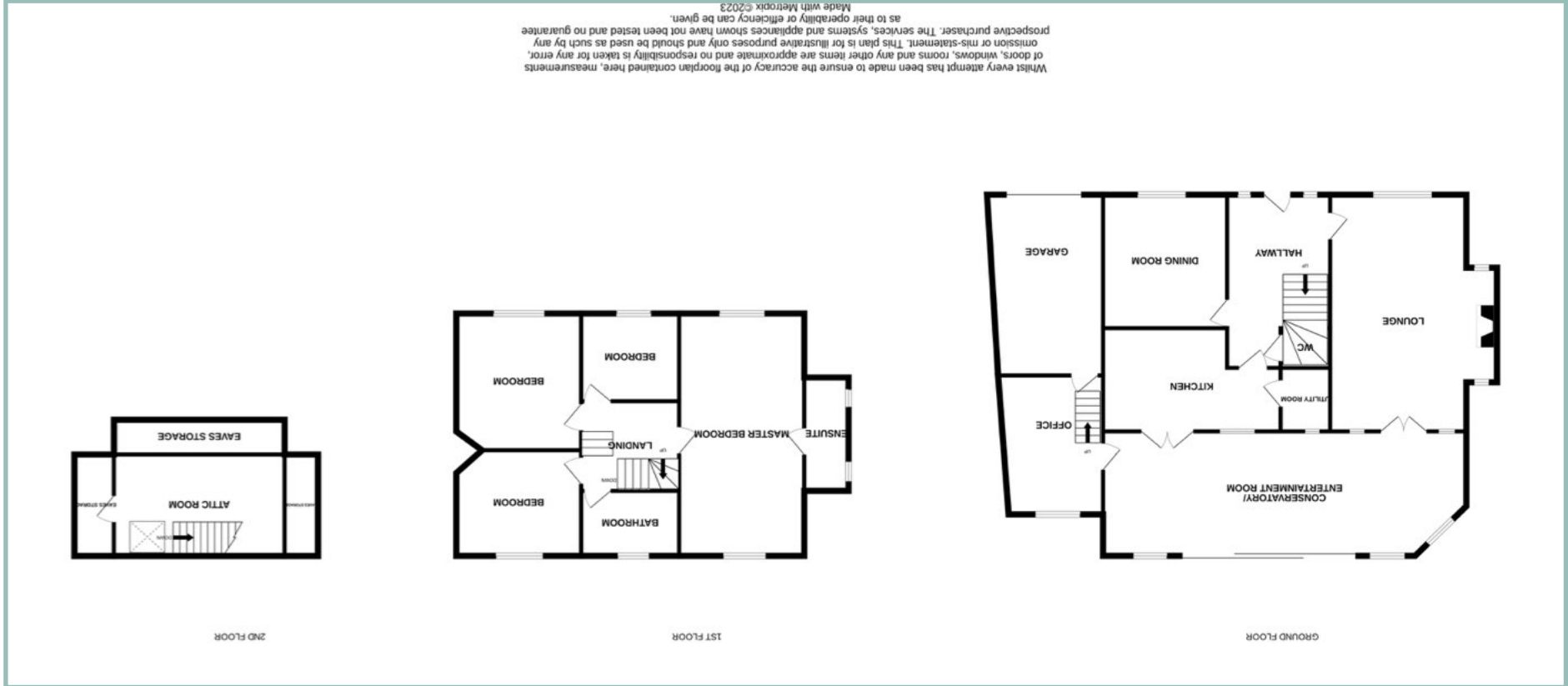


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

**Fletcher & Poole**  
DIAMOND COLLECTION





# Superb Four Bedroom Detached Mock Tudor Style Home

## Description

Claybrook is a beautifully presented and extended Mock Tudor style four bedroom detached home. The current owners have renovated and extended to make an attic room, a fantastic conservatory/Entertainment room and office whilst still keeping the lovely features of the interior like beamed ceilings, an attractive turned staircase, Inglenook feature fireplace and deep skirting boards.

The property is situated in a popular location and allows for easy access into the centre of town for the shops, local amenities, promenade and beach.

The accommodation comprises: reception hall with black and white Victorian floor tiles, spacious lounge with dual aspect windows, feature fireplace and french doors opening onto the Conservatory/Entertainment room, dining room, W.C, modern kitchen with marble tiled flooring, integrated fridge and freezer, dishwasher, five ring electric hob, french doors onto the conservatory/Entertainment room and a utility room. A superb conservatory/Entertainment room with sky lights and sliding doors leading onto the garden and a separate office with access into the garage.

To the first floor: split landing with a modern three piece bathroom with back lit cabinet with facilities that include bluetooth speakers, shaving and usb charging point, three double bedrooms and a master bedroom with dual aspect windows and ensuite with electric back lit mirror which can be used independently of the main en-suite ceiling lights. Stairs from the landing lead up to an attic room with Velux windows and ample eaves storage.

UPVC double glazing and gas fired boiler.

To the rear there is a beautiful large garden laid to lawn with a pond which is fed by a natural brook and contains a rare breed of newts and other interesting wildlife and a stunning patio area with glass balustrades and side gated access.

To the front there is a good size driveway allowing for ample off road parking, a single garage and a garden area laid to lawn with a small pond and array of trees and plant. Viewing is highly recommended to appreciate all this fantastic property has to offer!

- \* MOCK TUDOR STYLE HOME
- \* FOUR BEDROOM DETACHED
- \* EXTENDED AND RENOVATED
- \* FRONT AND REAR GARDENS
- \* GOOD SIZE DRIVEWAY AND SINGLE GARAGE

## Hall

12' 8" x 9' 9" 3.86m x 2.97m



## 4 Bedroom Detached Home

Claybrook,  
10 Vicarage Road  
Llandudno  
Conwy  
LL30 1PT

**£699,950**

**REDUCED FROM £750,000**

Reference Number: FP7812

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

Registered Company  
Number 4687367

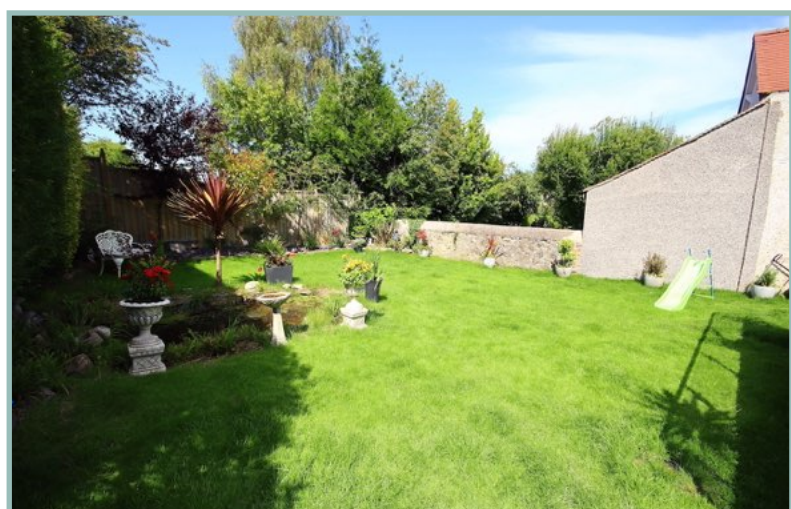
## Valuation

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

Vicarage Road 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 via the bridge. At the roundabout take the first exit onto Glan y Mor Road. Take a right turn up Pentwyn Road and proceed along, going straight across at the mini roundabout, continue until you reach the large roundabout. Take the first exit onto Vicarage Road where Claybrook can be found on the right.

Council Tax Band: G (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	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





# Superb Four Bedroom Detached Mock Tudor Style Home

## Lounge

23' 9" max x 15' 10" max 7.24m x 4.82m



## Dining Room

11' 9" x 12' 4" 3.58m x 3.76m



## W.C

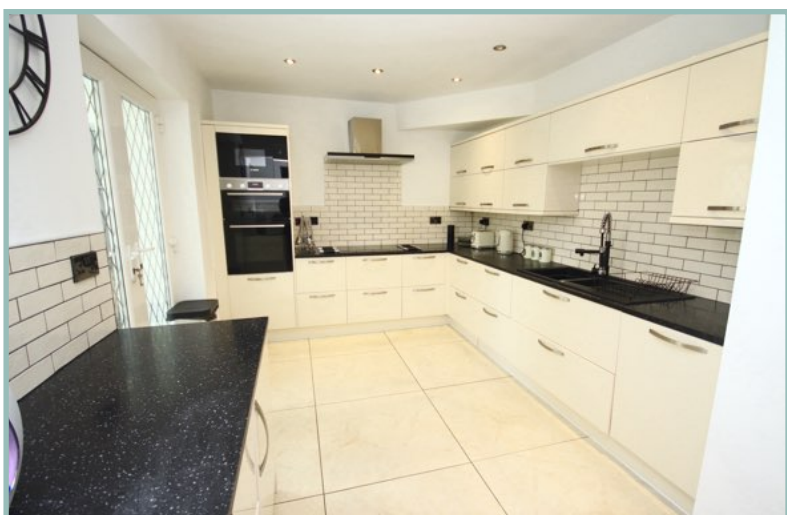
3' 3" x 2' 6" 0.99m x 0.76m

## Kitchen

15' 10" x 9' 7" 4.82m x 2.92m

## Utility

5' 9" x 6' 8" 1.75m x 2.03m

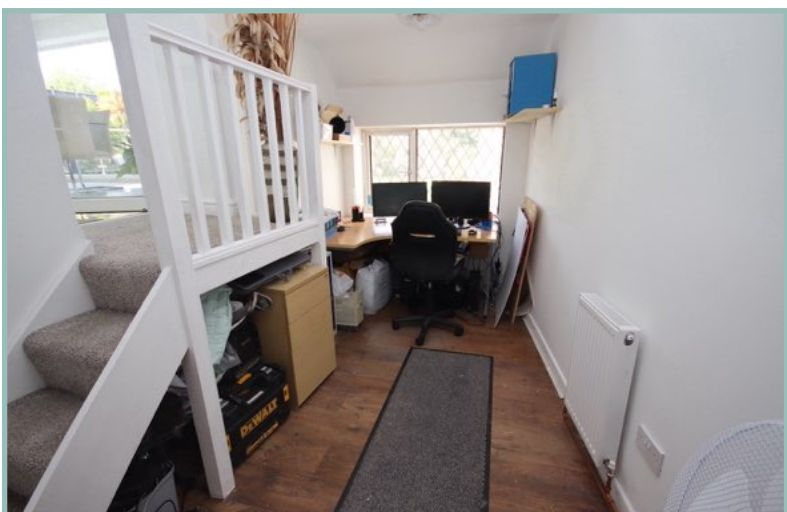


## Conservatory/Entertainment Room

31' 3" x 11' 11" 9.52m x 3.63m

## Office

15' 2" x 7' 8" 4.62m x 2.33m

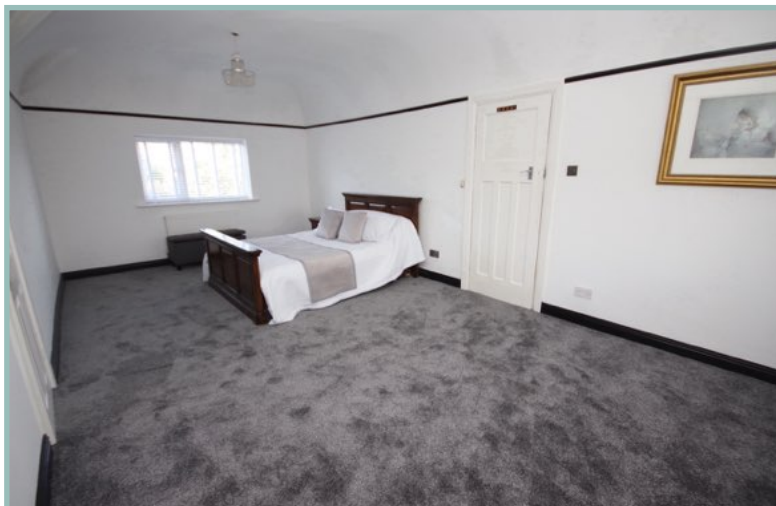


## Landing

9' 8" x 8' 2" 2.94m x 2.49m

## Master Bedroom

23' x 11' 10" 7.1m x 3.60m

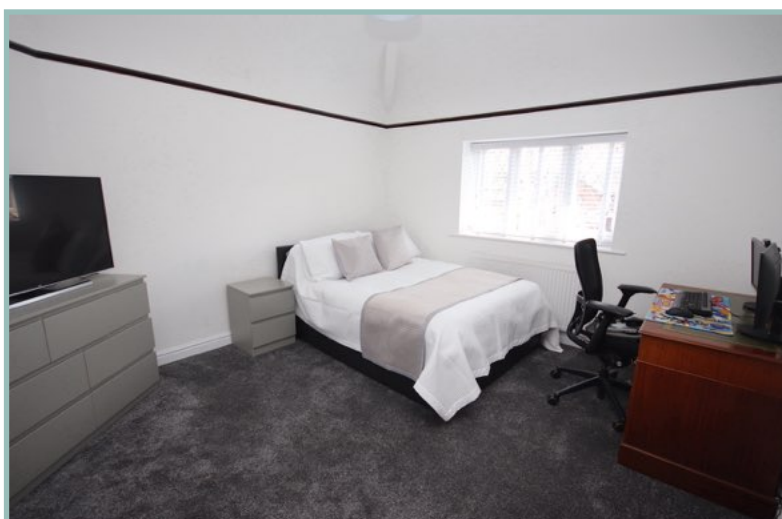


## Ensuite

10' 9" x 3' 7" 3.27m x 1.09m

## Bedroom Two

12' 5" x 12' 3.78m x 3.66m



## Bedroom Three

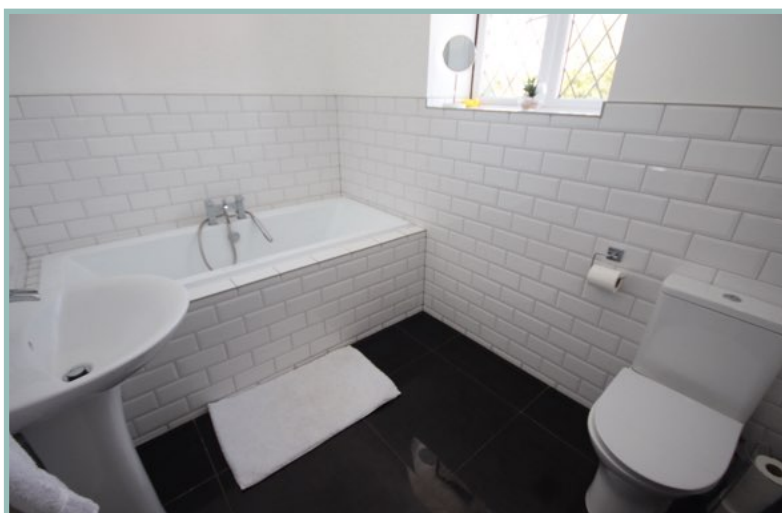
11' 10" x 10' 3.60m x 3.05m

## Bedroom Four

9' 10" x 9' 7" 3.00m x 2.92m

## Bathroom

9' 3" x 6' 2" 2.82m x 1.87m



## Attic Room

15' 11" max x 8' 11" max 4.85m x 2.71m

## Garage

17' 11" x 8' 11" 5.46m x 2.71m

## 4 Bedroom Detached Home

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