

While every attempt has been made to ensure the accuracy of the description contained here, the accuracy of the description of the property is not guaranteed. The services, systems and appliances shown have not been tested and no guarantee is given. All items, materials, fixtures and fittings are shown for illustrative purposes only and should be used as such. At some point, fixtures and fittings are shown and are not necessarily in place for any time. Plans are for information only and should not be used as a guide.





# Three Self Contained Apartments - Ideal Investment Opportunity

## Description

A substantial mid-terraced townhouse divided into three self-contained apartments. Located within level walking distance of town centre, shops, restaurants and all other local amenities. 28 Lloyd Street is an ideal investment opportunity with some modernisation required. Property benefits outside from; rear courtyard to the rear of the ground floor apartment and off-road parking to front of property.

- ✓ Three self contained apartments
- ✓ No chain
- ✓ Ideal investment opportunity
- ✓ Off road parking
- ✓ Situated close to town centre
- ✓ Freehold

## GROUND FLOOR APARTMENT

### Lounge

13' x 15' 3" 3.96m x 4.64m

### Kitchen / Diner

10' 10" x 14' 4" 3.29m x 4.37m

### Bedroom One

13' x 10' 5" 3.96m x 3.18m

### Bedroom Two

10' 10" x 9' 3" 3.29m x 2.83m

### Shower Room

4' 4" x 6' 7" 1.32m x 2.00m

## 1st FLOOR APARTMENT

### Lounge / Diner

13' x 14' 1" 3.96m x 4.30m

### Kitchen

7' 6" x 4' 5" 2.28m x 1.35m

### Bedroom One

12' x 8' 8" 3.65m x 2.64m

### Bedroom Two

8' 6" x 11' 6" 2.59m x 3.51m

### Shower Room

7' 6" x 3' 3" 2.28m x 0.98m

## 2nd FLOOR APARTMENT

### Lounge

13' x 12' 8" 3.96m x 3.86m

### Kitchen / Diner

8' 6" x 11' 6" 2.59m x 3.51m

### Bedroom

12' x 8' 8" 3.65m x 2.64m

### Shower Room

7' 6" x 3' 3" 2.28m x 0.98m

### Attic Room

16' x 10' 4" 4.87m x 3.16m



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

## 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.

## 3 Self Contained Apartments

28 Lloyd Street  
Llandudno  
LL30 2YA

**£395,000**

Reference Number: FP8122  
20/8/2024

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

