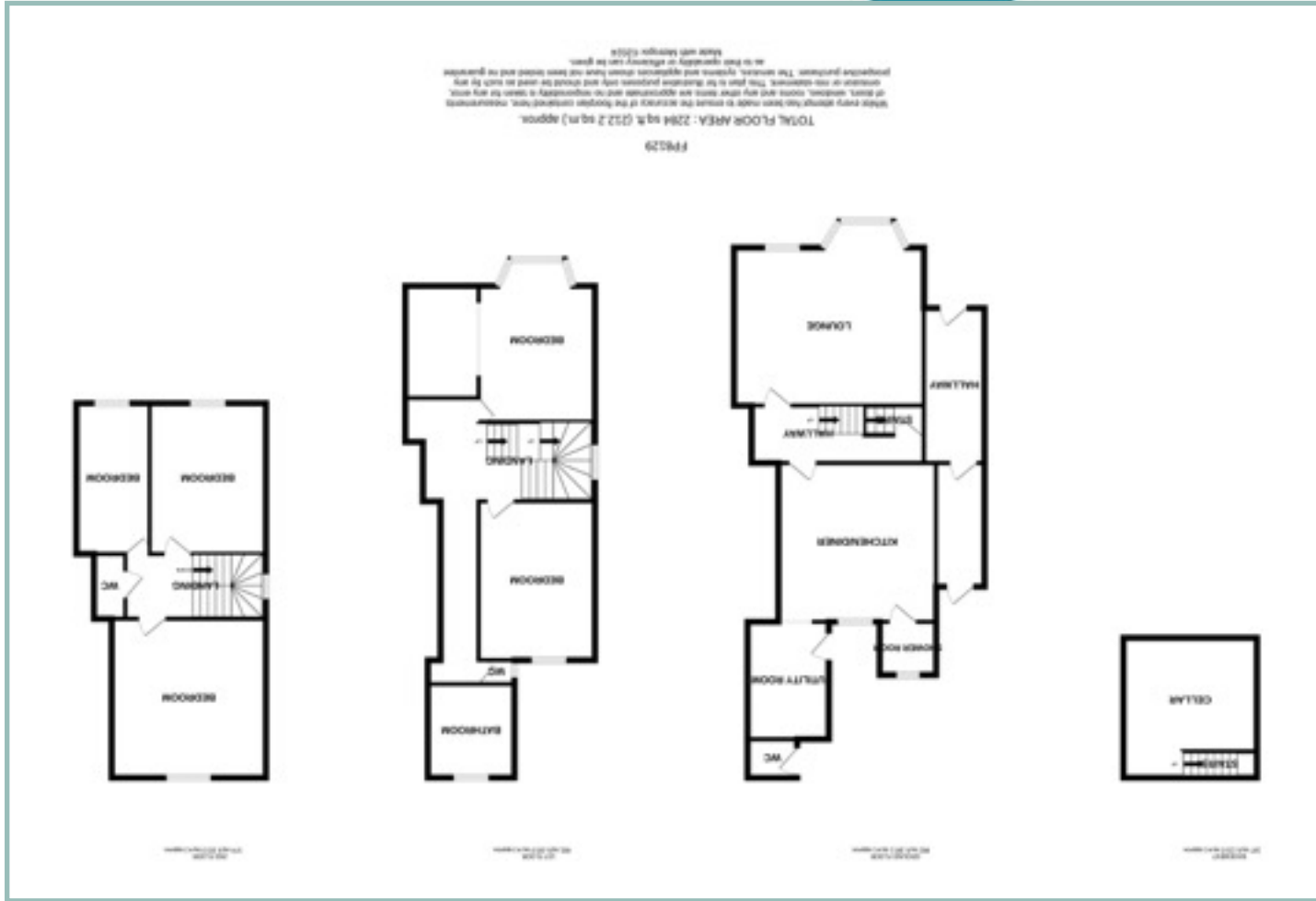


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any warranty in relation to the property and we have no authority to do so on behalf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

[www.fletcherpoole.com](http://www.fletcherpoole.com)

Fletcher & Poole  
DIAMOND COLLECTION





# Five Bedroom Semi Detached Victorian Home

## Description

An immaculately presented five bedroom semi detached Victorian home situated in an excellent, sought after location and a 5 minute walk from the sea front yet on a sought after quiet residential road.

The accommodation is laid over three floors offering spacious rooms with such period features as high ceilings, coving, picture rails and original floor tiling in the hallway.

The accommodation comprises: Entrance hall with doorway access through to the rear courtyard. Inner hallway with access down into the cellar room, good size lounge with bay window and fireplace with inset gas fire, large kitchen/diner with gas fired AGA, integrated dishwasher and granite worktops. Utility room with integrated electric hob, oven and space and plumbing for a washing machine and fridge/freezer and granite worktops. Modern shower room off the kitchen.

To the first floor: Large master bedroom traditionally used as a further living room with space for a gas fire/log burner, bedroom two, bathroom and separate W.C. To the second floor: three further bedrooms and W.C.

Part UPVC double glazing and part timber glazing and gas fired Glow Worm combination boiler.

To the outside there is a lawned front garden area with well planted borders and a foot gate and pathway leading to the front door. To the rear of the property there is a low maintenance rear courtyard garden with outside W.C and outbuilding which is divided into three rooms.

- \* FIVE BEDROOM, THREE STOREY SEMI DETACHED VICTORIAN HOME
- \* SITUATED CLOSE TO THE CENTRE OF TOWN AND THE PROMENADE
- \* IMMACULATEDLY PRESENTED THROUGHOUT
- \* LOVELY PERIOD FEATURES
- \* ENCLOSED REAR COURTYARD WITH WORKSHOP/ STORE
- \* NO CHAIN
- \* LEASEHOLD



5 Bedroom Semi Detached Home

8 Abbey Road  
Llandudno  
LL30 2AE

**£460,000**

Reference Number: FP8129  
22/8/2024

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

## Location

Abbey Road is 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.

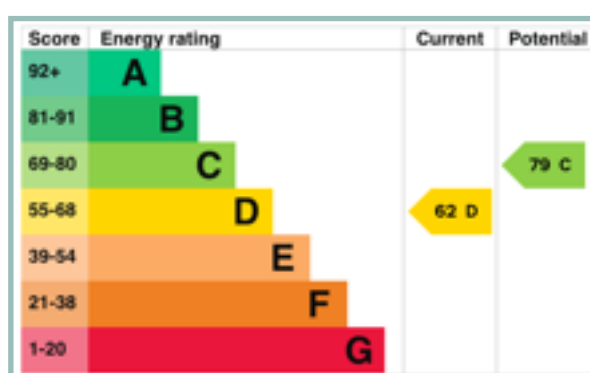
## Directions

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 second exit onto Great Orme's Road, right onto Abbey Road where number 8 can be found on the left.

Agent Notes: The property is leasehold on a 999 year lease with approx 984 years remaining. Ground rent of £1 per annum to Mostyn Estates. The vendor has to insure the building through Mostyn Estates.

Council Tax Band: E (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: D





# Five Bedroom Semi Detached Victorian Home

## Hallway

14' 8" x 5' 9" 4.47m x 1.75m

## Inner Hallway

17' x 5' 11" 5.18m x 1.80m

## Lounge

17' 11" x 17' 5" into bay 5.46m x 5.31m

## Kitchen/Diner

13' 10" x 15' 1" 4.21m x 4.60m

## Utility Room

11' x 7' 8" 3.35m x 2.33m



## Shower Room

5' 4" x 5' 1" 1.62m x 1.55m



## Landing

16' 9" x 10' 5" 5.10m x 3.17m

## Bedroom One

17' 11" x 17' 11" max 5.46m x 5.46m



## Bedroom Two

14' x 12' 4" 4.26m x 3.76m



## Bathroom

8' 3" x 8' 9" 2.51m x 2.66m



## W.C

4' 2" x 3' 1.27m x 0.91m

## Landing

14' 9" x 5' 10" 4.49m x 1.78m

## Bedroom Three

14' 9" x 15' 8" 4.49m x 4.77m



## Bedroom Four

14' 5" x 11' 9" 4.39m x 3.58m

## Bedroom Five

15' 1" x 6' 8" 4.60m x 2.03m

## W.C

5' 11" x 2' 7" 1.80m x 0.78m

## Cellar

13' 1" x 12' 6" 3.99m x 3.81m

## Store Room One

8' x 6' 10" 2.43m x 2.08m

## Store Room Two

8' 1" x 7' 2.46m x 2.13m

## Store Room Three

8' 5" x 4' 6" 2.56m x 1.37m

5 Bedroom Semi Detached Home

8 Abbey Road  
Llandudno  
LL30 2AE

**£460,000**

Reference Number: FP8129  
22/8/2024

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

email: conwy@fletcherpoole.com

web: www.fletcherpoole.com

