



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	
55-68	D		87 B
39-54	E		
21-38	F		
1-20	G		



DELIGHTFUL, MODERN, WELL PRESENTED THREE BEDROOM/THREE BATHROOM TOWNHOUSE
IN FANTASTIC LOCATION AND OFFERED FOR SALE WITH NO CHAIN!

Description

A most delightful and tastefully presented three-bedroom, three-bathroom end town house, offering spacious immaculately presented interiors throughout, situated centrally in Llandudno and offered for sale with NO CHAIN, we strongly recommend early internal inspection to avoid disappointment.

The accommodation in brief comprises, entrance hallway with stairs to the first floor, understairs storage, radiator, glazed front door, wooden flooring, window to front and doors to all ground floor rooms. Bedroom three is garden fronted with glazed French style doors, radiator, carpet floor, and triple fitted wardrobes across one wall. The en-suite comprises of shower enclosure, low level WC and wash hand basin, tiling to walls and floor, and heated chrome towel rail. The utility room is a useful room with space and plumbing for laundry appliances, tiled floor, radiator, storage cupboard housing combination boiler. The integral garage has lighting and power, up and over door and could be converted into useable rooms!

The first-floor landing has stairs to the second and ground floor, with spindles and banister, carpet floor, radiator, and doors to the bedrooms, plus the WC which is fitted with a low-level WC, vanity wash hand basin, heated towel rail and tiled floor and walls. Bedroom one has fitted wardrobes across one wall, carpet floor, radiator, and window to the front aspect. The en-suite is fitted with an enclosed shower cubicle, vanity wash hand basin and low flush WC, fitted overhead vanity cupboards, chrome heated towel rail, tiled floor plus floor to ceiling tiled walls, and window to front. Bedroom two has a radiator, carpet floor, glazed French style doors to the rear with Juliet style balcony, and fitted wardrobes across one wall. The en-suite benefits a window to the rear, chrome heated towel rail, tiled floor and walls, and it fitted with a panel bath with shower and screen, vanity wash hand basin and low flush WC, plus overhead vanity units.

The second floor has the most spacious living room, with reading nook with window to front, carpet floor, radiators, glazed French style doors to the front with Juliet balcony, and the most impressive high windows oozing natural lighting, glazed double doors lead into the dining area, which has glazed French style doors to the rear with Juliette style balcony, wooden floor, radiator, and opens in to the kitchen area, which has a window to the rear, wooden flooring, and is fitted with matching modern wall and base level units, complimentary work tops, integrated appliances to include, fridge, freezer, double oven, hob and extractor, plus sink, drainer and mixer tap, and breakfast bar area.

Externally the property has low maintenance garden and patio seating area, plus covered porch area. To the rear is parking for 3-4 vehicles and access to the garage.

- ✓ MODERN TOWN HOUSE
- ✓ CENTRAL LOCATION WITH PARKING!
- ✓ THREE BEDROOMS
- ✓ THREE BATHROOMS
- ✓ WELL PRESENTED THROUGHOUT
- ✓ NO CHAIN

Hallway

Bedroom Three

10' 4" x 9' 2" 3.15m x 2.79m



Ensuite

Utility Room

Integral Garage

17' 3" x 10' 2" 5.26m x 3.10m

First Floor Landing

W.C

Bedroom One With Ensuite

14' 4" x 10' 5" 4.37m x 3.17m



Bedroom Two With Ensuite

12' 11" x 10' 4" 3.94m x 3.15m

Second Floor Landing

Living Room

18' 6" x 17' 2" 5.64m x 5.23m



Dining Room

12' 7" x 8' 6" 3.83m x 2.59m

Kitchen

13' 10" x 8' 5" 3.15m x 2.79m

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.

Council Tax Band: TBC (provided on www.voa.gov.uk)
Energy Efficiency Rating: C
Tenure: Leasehold
Agent Notes. The lease expires on 31st December 2206 – so still 182 years to run.
The only service charge is the Building Insurance which is managed by DK Macbryde & Co Solicitors on behalf of RP Roberts Developments (NW) Ltd who pay Mostyn Estates. The owner of the property is obliged to pay for building insurance via this arrangement and the premium in June for 2024/25 was £501.01.
Ground rent is £235pa.

3 Bedroom Townhouse

1 Kennington Court
Lloyd Street
Llandudno
LL30 2YP

£335,000

Reference Number: FP8367
22/5/2025

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:

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email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

