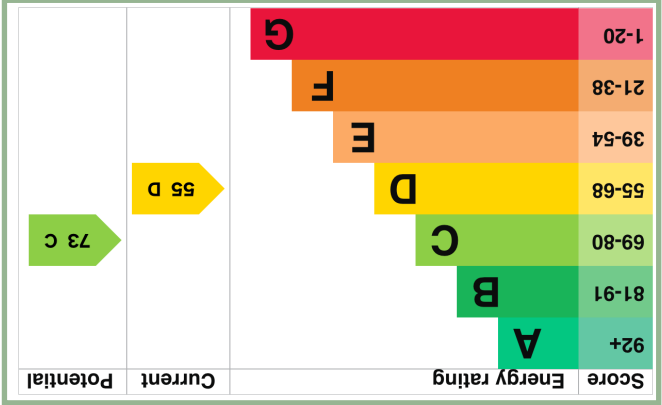
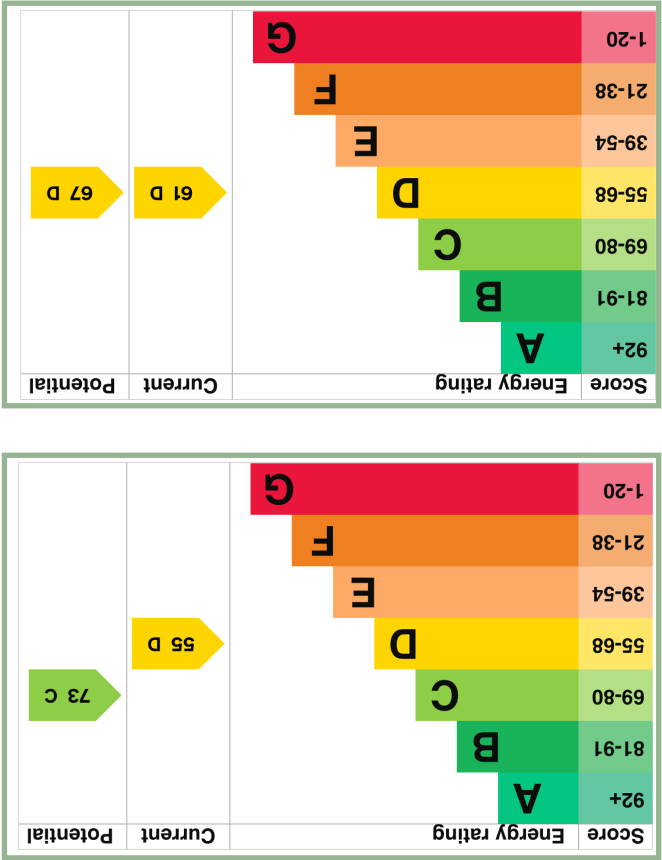


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

F&P Fletcher & Poole



FOUR BEDROOM DETACHED PROPERTY SPLIT INTO TWO FLATS

Description

A fantastic opportunity to acquire a characterful period detached property, currently configured as two self-contained flats – a one-bedroom ground floor flat and a two-bedroom first floor flat. Brimming with potential, this spacious home retains some original features and offers a rare chance for full refurbishment to create a stunning family residence, multi-generational home, or investment opportunity. Set within a leafy and highly desirable suburb of the scenic coastal town of Llandudno, the property enjoys close proximity to local shops, retail parks, schools, cafes, restaurants, bars, pubs, and the town’s celebrated Victorian Promenade and iconic pier. The natural beauty of the Little and Great Orme offers the perfect backdrop for outdoor lovers and adds to the area’s charm. Additional features include gardens to the front and rear, off-road parking, and a detached garage, providing practical space alongside exciting development potential. Offered with no onward chain and vacant possession, this is a must-see for anyone looking to renovate a period property in one of North Wales' most attractive seaside towns. Don’t miss this rare opportunity – contact us today to arrange a viewing!

- ✓ DETACHED PERIOD PROPERTY
- ✓ CURRENTLY SPLIT INTO TWO FLATS
- ✓ REQUIRING FULL REFURBISHMENT
- ✓ GARDENS FRONT, SIDE AND REAR
- ✓ DRIVEWAY AND GARAGE
- ✓ FANTASTIC AND POPULAR LOCATION
- ✓ NO CHAIN

GROUND FLOOR

Porch

Reception Room

13’ 5” x 10’ 4.09m x 3.05m

Living Room

13’ x 12’ 10” 3.96m x 3.91m



Kitchen

11’ 3” x 10’ 10” (with snug area 6’ 11” x 4’ 2”) 3.43m x 3.30m (with snug area 2.11m x 1.27m)



Hallway

Bedroom

18’ 1” x 13’ 5.51m x 3.96m



Bathroom

8’ 5” x 5’ 9” 2.56m x 1.75m

FIRST FLOOR

Hallway

Living Room

18’ 11” x 13’ 5.77m x 3.96m

Kitchen

10’ 11” x 6’ 9” 3.32m x 2.06m



Bedroom One

13’ 6” x 12’ 10” 4.11m x 3.91m

Bedroom Two

12’ 11” x 10’ 3” 3.94m x 3.12m

Bathroom

7’ 9” x 6’ 9” 2.36m x 2.06m

W.C

Location

Vicarage Avenue 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 second exit onto Conway Road, first left onto Vicarage Avenue.
Council Tax Band: TBC (provided on www.voa.gov.uk)
Energy Efficiency Rating: D
Tenure: Freehold

4 Bedroom Detached
Property Split Into 2 Flats

The Brow
Vicarage Avenue
Llandudno
LL30 1PS

NO CHAIN
£295,000

Reference Number: FP8471
17/9/2025

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:

tel: 01492 583100
fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

