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 confract. 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

#### www.fletcherpoole.com







# Beautifully Presented Three Bedroom Detached Home Enjoying Superb Views

#### Description

A beautifully presented three-bedroom detached home enjoying superb views over Llandudno, the Gt. Orme, Nant Y Gamar and the North Shore. Situated in a highly desirable location on the outskirts of Llandudno, allowing for easy access into the town. The well planned and very well-maintained accommodation comprises: Good size reception hall with laminate flooring and original feature circular stain glass window, good sized Living Room, impressive open plan extended sitting room/dining room with the sitting room enjoying a log burner, and the dining room benefitting from double doors out to the rear balcony where the views can be enjoyed. Utility room with space for a washing machine, downstairs cloakroom, and recently renovated modern kitchen/breakfast room with integrated appliances. To the first floor: Landing with original stained-glass window, two double bedrooms, one with built in wardrobes, and a single bedroom, family bathroom with shower over the bath and storage and separate W.C. UPVC double glazing, gas fired combination boiler. To the outside; there is a block paved driveway leading to a detached garage with up and over door with power and light. To the rear there is grass laid to lawn and a raised decked area with fenced boundaries. This property offers detached living, in a wonderful position with spacious and well-planned rooms appealing to couples and families alike which must be viewed to truly appreciate all it has to offer.

- ✓ DETACHED THREE-BEDROOM MODERN HOME WITH STUNNING VIEWS OF THE GT.ORME
- ✓ SPACIOUS WELL-PLANNED ROOMS WITH MODERN DÉCOR
- √ RECENTLY RENOVATED FITTED KITCHEN
- ✓ EXTENDED TO THE REAR WITH BALCONY
- ✓ LOW MAINTENANCE GARDENS TO THE FRONT & REAR
- ✓ DRIVEWAY PARKING WITH DETACHED GARAGE
- ✓ FREEHOLD

#### Hallway

13'2" x 5'10" 4.01m x 1.78m



Cloakroom

4' 2" x 3' 8" 1.27m x 1.11m

## 3 Bedroom Detached Home

Llanerch 30 Vicarage Avenue Llandudno LL30 1PS

### £360,000

REDUCED FROM £375,000

Reference Number: FP7872 12/10/2023

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: <u>www.fletcherpoole.com</u>









#### Location

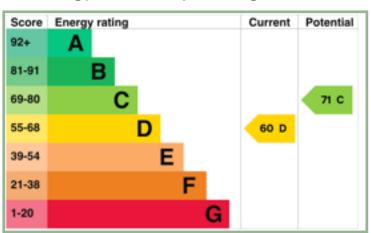
Vicarage Avenue is located not far from the Promenade, pier and other local amenities. It is conveniently situated, close to the town centre with its Victorian facades and wide range of shops, schools, theatre, train station and Llandudno pier.

#### **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 Pentywyn 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, where number 30 can be found on the right hand side.

Council Tax Band: F (provided on www.voa.gov.uk)

Energy Efficiency Rating: D











# Beautifully Presented Three Bedroom Detached Home Enjoying Superb Views

Lounge

14' 2" x 11' 11" 4.31m x 3.63m

W.C

4'2" x 3'8" 1.27m x 1.11m

Utility Room

10'4" x 8'2" 3.15m x 2.49m

Sitting/Dining Room

24' 1" x 12' 2" 7.34m x 3.71m



Kitchen/Breakfast Room



Landing 10' 11" x 2' 9" 3.32m x 0.83m

Bedroom One

14' 11" x 11' 10" 4.54m x 3.60m



Bedroom Two
13'3" x 11'10" 4.04m x 3.60m



**Bedroom Three** 

8'2" x 7'2" 2.49m x 2.18m



Bathroom 8' x 6' 11" 2.43m x 2.11m



W.C 4'9" x 2'9" 1.44m x 0.83m

## 3 Bedroom Detached Home

Llanerch
30 Vicarage Avenue
Llandudno
LL30 1PS

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