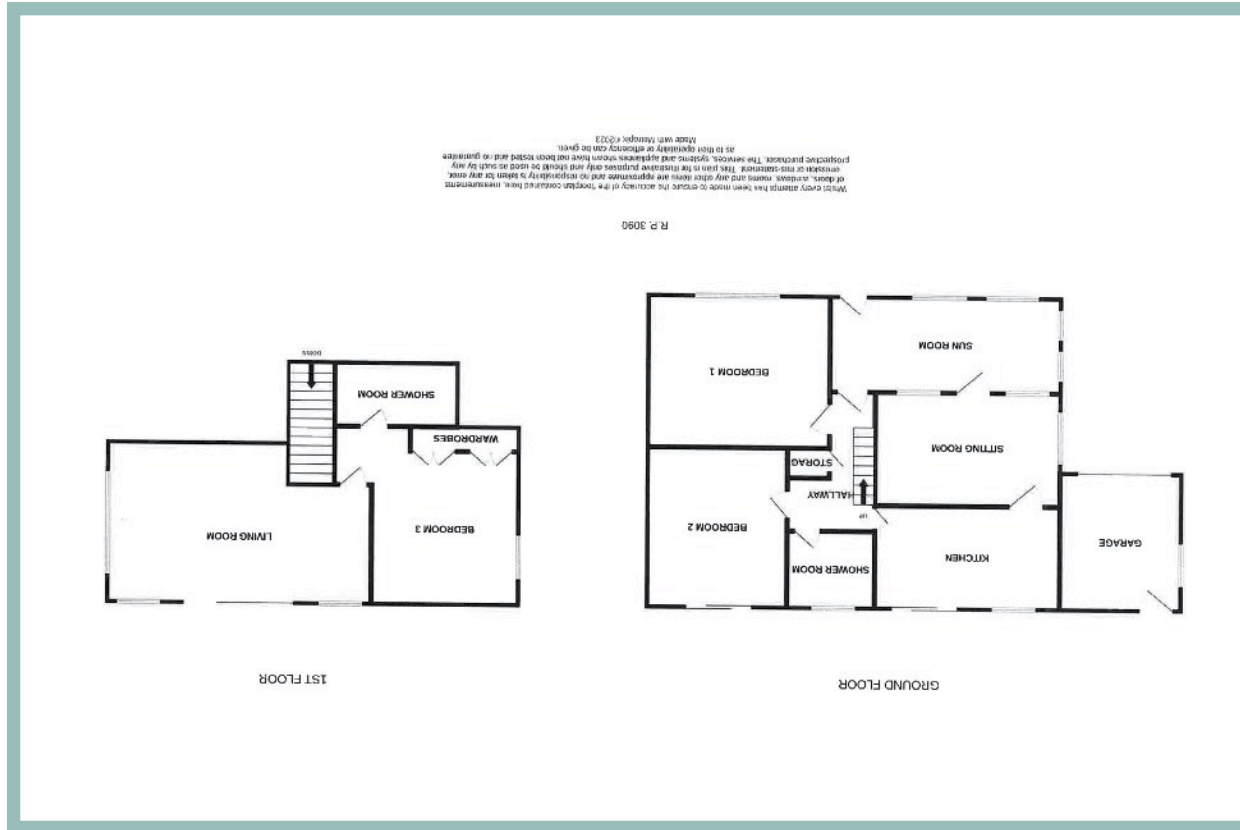


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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 travelling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



Green Hills
1 Aber Place
Craigside, Llandudno
LL30 3AR

Beautifully Presented Three Bedroom Detached House

Description

This beautiful three bedroom detached house is situated on the outskirts of Llandudno and close to the promenade, Little Orme and sea front. Recently refurbished by the current owner, a simply stunning family home has been created. The interior is light and stylish and an attention to detail that must be viewed to be fully appreciated. The property in brief comprises of entrance sun room with large windows benefitting from the natural light, modern lounge, kitchen/diner with sliding doors leading to the rear garden, new shower room and two double bedrooms. To the first floor there is an additional double bedroom, modern ensuite and a spectacular lounge which is the feature point of this home, benefitting from a glass Juliette balcony and enjoying breathtaking views from every angle. To the rear there is a beautifully landscaped garden with access to a large integral garage and driveway. To the front of the property there is a small garden also benefitting from the spectacular views. Viewing is essential to appreciate the quality finish and location this property has to offer.

- ✓ EXCEPTIONAL THREE BEDROOM DETACHED HOME
- ✓ A LIGHT & STYLISH INTERIOR WITH AN OUTSTANDING QUALITY FINISH
- ✓ SITUATED IN A HIGHLY SOUGHT AFTER AREA
- ✓ LARGE GARAGE, OFF ROAD PAKING & BEAUTIFUL LANDSCAPED GARDEN



3 Bedroom Detached House

Green Hills
1 Aber Place
Craigside
Llandudno
LL30 3AR

£495,000

Reduced From £579,950

Reference Number: RP3090

24/01/23

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos-on-Sea, LL28 4PS

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 549178

email: rhosonsea@fletcherpoole.com

web: www.fletcherpoole.com



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Kitchen/Diner

5.48m x 3.75m (18'0" x 12'4")

Lounge

5.44m x 4.10m (17'10" x 13'6")

Sun Room

6.70m x 2.03m (22'0" x 6'8")

Bedroom One

4.24m x 4.10m (13'11" x 13'6")

Shower Room

2.39m x 2.56m (7'10" x 8'5")

Bedroom Two

3.98m x 3.16m (13'1" x 10'5")

Upstairs Lounge

7.27m x 3.52m (23'10" x 11'7")

Bedroom Three

4.71m x 3.88m (15'5" x 12'9")

Ensuite Shower Room

3.03m x 1.93m (9'11" x 6'4")



Garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Location

Aber Place is a short walk from the Promenade and other local amenities and with a frequent bus service. It is conveniently located for the town centre with its Victorian facades and wide range of shops, schools, theatre, train station and Llandudno pier.

Directions

From the Rhos On Sea office turn towards the promenade, turn left onto the Promenade, follow the road to the roundabout, take the 4th exit onto Penrhyn Hill (signposted Llandudno) continue up the hill and down towards the promenade, take the third left turn onto Aber Drive, turn immediately left then first right, Aber Place is the first right turn with the property on the left hand side.

Council Tax Band: E

Energy Performance Rating Band D

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