

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.

Fletcher & Poole  
DIAMOND COLLECTION



www.fletcherpoole.com



4 Aber Drive  
Craigside  
Llandudno  
LL30 3AN



# Beautifully Presented Three Bedroom Detached Dormer Bungalow Situated In An Elevated Position & Benefitting From Views Of Llandudno Bay

## Description

A beautifully presented and spacious three-bedroom detached Dormer bungalow situated in an elevated position and benefiting from views towards Llandudno Bay and the Great Orme. The property is nestled in the popular location of Craigside with views of the little Orme and is only short walk to the local amenities of Llandudno. The property benefits from UPVC double glazing and gas CH and viewing is highly recommended to appreciate the presentation throughout, far reaching sea views, low maintenance gardens and location.

The accommodation on the ground floor briefly comprises, porch with oak flooring, a good sized hallway a light and spacious lounge with feature fireplace and sea views towards Llandudno bay, open plan kitchen/diner with modern fitted kitchen with feature sky light and French doors on the conservatory, a master bedroom with a modern contemporary ensuite shower room, study with a utility room leading off it, and a separate WC. Upstairs there is a landing, with a large double bedroom with dual aspect windows and a feature bay window with views towards Llandudno Pier and the Great Orme, an internal hallway with Velux window, enclosed shower and cupboards providing storage leads you through to a third double bedroom with Velux window with sea views and a separate WC, there is also plenty of under eaves storage and a modern contemporary family bathroom with separate shower and bath.

Outside to the front is walled with a resin driveway providing off road parking with access to a garage, laid to lawn with borders containing mature shrubs and trees. A side gate provides access to the private and sunny rear garden which is laid to flag stones for low maintenance with raised borders with mature shrubs.

- ✓ BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED DORMER BUNGALOW
- ✓ FAR REACHING SEA VIEWS TOWARDS LLANDUDNO PIER & THE GREAT ORME
- ✓ SITUATED CLOSE TO THE LOCAL AMENITIES OF LLANDUDNO
- ✓ THREE BEDROOMS & THREE BATHROOMS
- ✓ LOW MAINTENANCE GARDENS
- ✓ OFF ROAD PARKING & GARAGE



3 Bedroom  
Detached  
Dormer Bungalow

4 Aber Drive  
Craigside  
Llandudno  
LL30 3AN

£464,950

Reference Number: RP4022  
1/07/25

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







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

### Hallway

2.11m x 1.83m (6'11" x 6'0")

### Lounge

5.01m x 3.50m (16'5" x 11'6")

### Dining Room

3.42m x 2.81m (11'3" x 9'3")

### Bedroom One

4.34m x 3.01m (14'3" x 9'11")

### Ensuite

2.34m x 1.17m (7'8"x 3'10")

### W.C.

1.55m x 0.85m (5'1" x 2'10")

### Study

2.69m x 1.78m (8'10" x 5'10")

### Utility

2.06m x 1.43m (6'9" x 4'9")

### Kitchen /Diner

3.91m x 3.47m (12'10" x 11'5")

### Conservatory

3.18m x 2.88m (10'5" x 9'6")

### Bedroom Two

4.45m x 3.86m (14'7"x 12'8")

### Bathroom

3.05m x 2.23m (10'0" x 7'4")

### Bedroom Three

4.47m x 2.72m (14'8" x 8'11")

### W.C.

1.25m x 0.90m (4'1" x 3'0")

### Cupboard

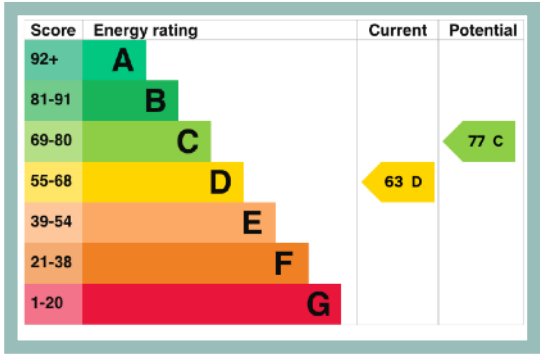
2.09m x 0.70m (6'10" x 2'4")





Garage

4.77m x 3.05m (15'8" x 10'0") Maximum



Location

Aber Drive 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.

Council Tax Band: F

Energy Performance Rating Band D

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