

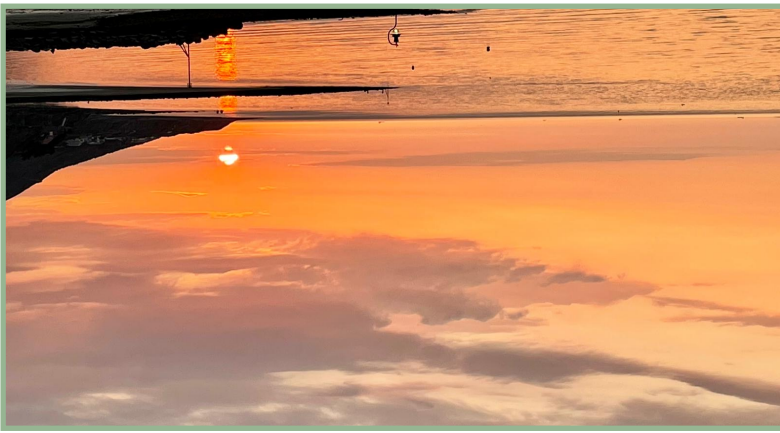
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	67 D	
69-80	C		72 C
81-91	B		
92+	A		



FP8552

While every attempt has been made to ensure the accuracy of the English Contract Terms, Measurements of rooms, windows, doors and any other items are approximate and responsibility is laid on the purchaser. The seller, systems and appliances shown and described are used as a guide only and no guarantee is given. The seller, systems and appliances shown and described are used as a guide only and no guarantee is given. The seller, systems and appliances shown and described are used as a guide only and no guarantee is given.

Apartment 6
 Holyrood Court
 Dale Road
 West Shore
 Llandudno
 LL30 2BG



BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT ENJOYING SUPERB VIEWS

Description

A well presented beach front apartment with uninterrupted views over Conwy Bay incorporating the Conwy estuary, the Menai Straits, Anglesey, the Great Orme and the Snowdonia mountain range. This property faces due west to make the most of amazing sunsets. Holyrood Court comprises of twelve apartments with garages, communal parking and communal swimming pool and gardens. The accommodation comprises communal entrance to four of the apartments, stairs to the first floor and personal entrance door to number 6, hallway with a drop down loft ladder and part boarded loft ideal for storage, lounge with electric fire and lovely views over the sea, double doors into the open plan kitchen/diner which has a Juliette balcony over looking the sea, mountains and The Great Orme. The kitchen area has an electric cooker and hob and space and plumbing for a washing machine and low level fridge. Master bedroom with built in mirrored wardrobes and an ensuite shower room, a second double bedroom with built in mirrored wardrobes and a cupboard housing the boiler, beautifully refurbished bathroom with bath with shower over, UPVC double glazing and gas fired Glow Worm central heating boiler. To the outside there is communal parking, good sized garage with electric up and over door and built in electric car charger, communal garden and communal swimming pool with changing cubicles and W.C solely for the use of residents, their friends and family if staying at the apartments.

- ✓ LIGHT AND WELL PLANNED TWO BEDROOM APARTMENT
- ✓ SITUATED ON THE FIRST/TOP FLOOR
- ✓ ENJOYS THE MOST SUPERB SEA, MOUNTAIN AND GREAT ORME VIEWS
- ✓ SITUATED A STONES THROW FROM LOVELY WALKS ON THE BEACH AND THE GREAT ORME
- ✓ GARAGE, COMMUNAL PARKING AND SWIMMING POOL
- ✓ LEASEHOLD APARTMENT WITH EACH OWNER OWNING A SHARE OF THE FREEHOLD
- ✓ VIEWING ESSENTIAL TO APPRECIATE THE SPACE AND VIEWS ON OFFER

Hallway

12' x 5' 2" 3.66m x 1.57m

Lounge

14' 8" x 10' 3" 4.47m x 3.12m



Kitchen/Diner

15' 11" x 10' 4.85m x 3.05m



Bedroom One

13' 9" x 9' 10" 4.19m x 3m



Ensuite

5' 6" x 5' 11" 1.67m x 1.80m

Bedroom Two

11' 11" x 9' 3" 3.63m x 2.82m

Bathroom

8' 10" x 5' 1" 2.69m x 1.55m

Integral Garage with electric door & car charger point

26' x 9' 5" 7.93m x 2.87m

Location

Holyrood Court is located on the West Shore, 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 oneway 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 take the first exit, proceed onto Bryniau Road, second left, then right and left into Holyrood Court.

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

Energy Efficiency Rating: D

Tenure: Leasehold. Apartment is leasehold on a 125 year lease from 01/05/1991 with an annual maintenance charge of £2400 to include the buildings insurance, maintenance of the main building and the swimming pool, gardening and cleaning of the communal areas and pool. The management company is Holyrood Management Ltd – no ground rent as all owners own a share of the freehold.



2 Bedroom Apartment

Apartment 6
Holyrood Court
Dale Road
West Shore
Llandudno
LL30 2BG

£249,500

Reference Number: FP8552
26/3/2026

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

