

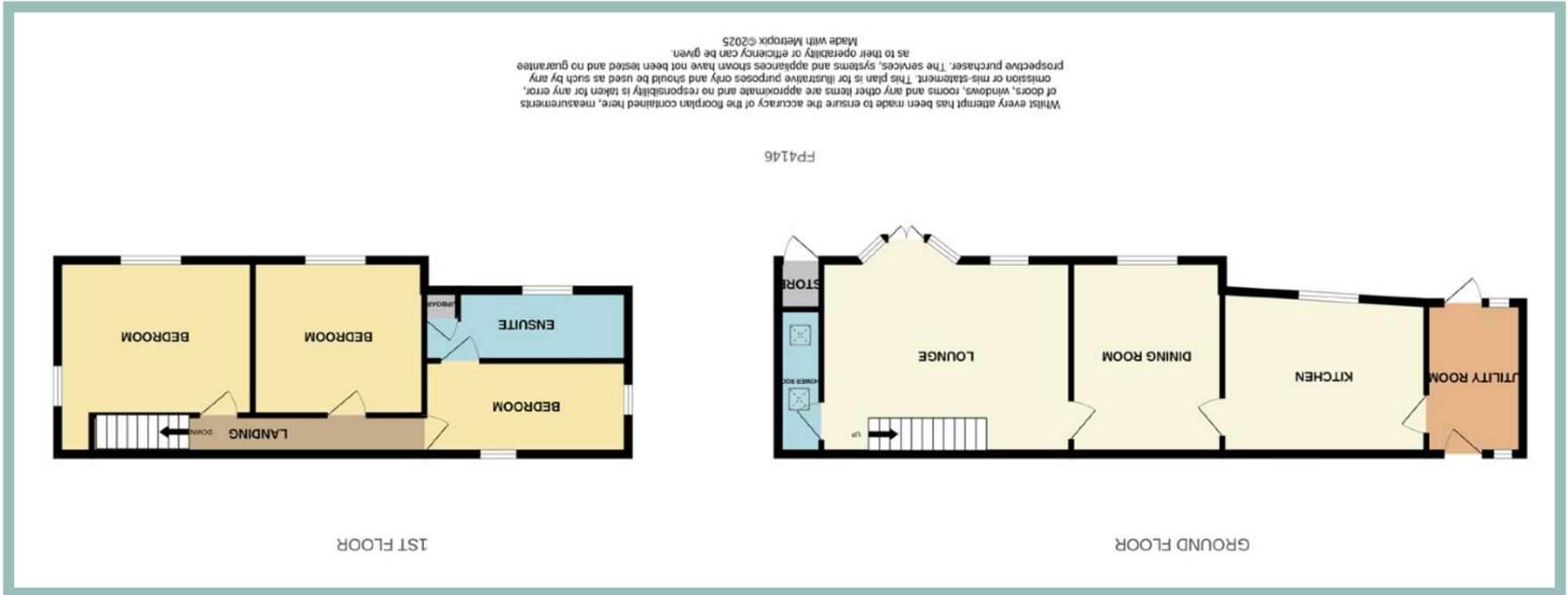
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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



Tan Y Fron
43 Church Walks
Llandudno
LL30 2HL

Immaculately Presented Grade II Listed Three Bedroom Detached Cottage

Description

A beautifully presented three-bedroom Grade II listed cottage built in the 19th Century. Situated in a conservation area on a lower slope of the Great Orme, walking distance from the promenade & West Shore in the highly desirable location of Llandudno. Near to the local shops, cafes & other amenities. Set back from the road, this property enjoys a long tiered front garden with views over Llandudno and the Little Orme. The current owners completed a total refurbishment in the property to include new bathroom, new downstairs shower room and new carpets and windows throughout, new flooring and tiles in the kitchen and new timber framed door and window in the utility room leading to terrace. The property has been fully redecorated and painted outside. The property comprises of:- double doors into lounge with new feature log burner with slate hearth, dining room with wood block flooring and window seat, kitchen with new window, new integrated dishwasher and electric oven and hob, utility room with new window, space and plumbing for a washing machine and door leading to terrace. New back door leading onto Cwlach Street. There is a new shower room off the lounge/stairs. Stairs lead to the first floor, bedroom one with built in cupboards, bedroom two with wall light, bedroom three/dressing room with door leading to fully refurbished bathroom with roll top bath with claw feet and wooden flooring. Outside there is a detached garage with power and electric doors and a superb front garden with a pathway leading up to the front door. There are several lawned areas with ornamental pond, greenhouse, shed and large variety of shrubs and plants. A large flagged patio area just off the front door provides a sitting area and access to the store/potting shed and summer house.

✓ IMMACULATELY PRESENTED
THREE BEDROOM DETACHED
COTTAGE

✓ WALKING DISTANCE TO THE
TOWN & PROMENADE

✓ GOOD SIZE GARDEN & GARAGE

✓ ENJOYS VIEWS OVER
LLANDUDNO & THE LITTLE ORME



3 Bedroom
Detached
Cottage

Tan Y Fron
43 Church Walks
Llandudno
LL30 2HL

£439,950

REDUCED FROM £450,000

Reference Number: RP4146
12/11/25

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: rhosonseas@fletcherpoole.com
m
web: www.fletcherpoole.com





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Living Room

5.03m x 3.83m (16'6" x 12'7")

Dining Room

4.60m x 3.00m (15'1" x 9'10")

Kitchen

4.09m x 3.12m (13'5" x 10'3")

Utility Room

3.02m x 1.93m (9'11" x 6'4")

Shower Room

3.00m x 0.90m (9'10" x 3'0")

Bedroom One

3.91m x 3.35m (12'10" x 11'0")

Bedroom Two

3.02m x 3.00m (9'11" x 9'10")

Bedroom Three

3.66m x 1.87m (12'0" x 6'2")

Bathroom

3.07m x 1.47m (10'1" x 4'10")



Location

Church Walks is a short walk from the Promenade and other local amenities. It is conveniently located for the town of Llandudno 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, continue along the promenade where Church walks can be found near the end.

Council Tax Band: D

Energy Performance Rating Band TBC

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