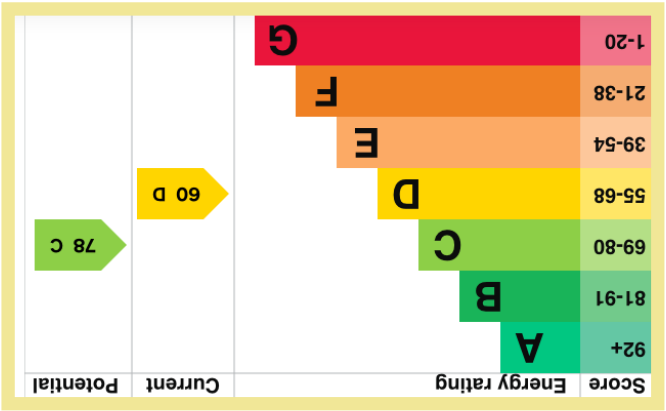


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



12 Herkomer Crescent
West Shore
Llandudno
Conwy
LL30 2EX



FANTASTIC OPPORTUNITY TO PURCHASE A THREE DOUBLE BEDROOM DETACHED PROPERTY ON WEST SHORE WITH VIEWS IN NEED OF COSMETIC UPDATING BUT NO CHAIN

Description

A charming three double bedroom detached period residence, ideally situated in a prime West Shore location within the sought-after coastal town of Llandudno, enjoying attractive sea views and an abundance of character throughout. Offering spacious and versatile accommodation, this impressive home presents an exciting opportunity for purchasers seeking a property with original charm and excellent potential for further enhancement.

The accommodation briefly comprises three generous reception rooms, providing flexible living and entertaining space, together with a fitted kitchen and ground floor WC. To the upper floor are three well-proportioned double bedrooms, and a family bathroom, while an additional loft space offers useful storage or potential for further development, subject to any necessary consents.

Externally, the property benefits from gardens to both the front and rear, a driveway, car port, and a substantial detached outbuilding comprising three separate rooms. Previously utilised as a self-contained residence, the outbuilding offers a range of possibilities including annex accommodation, home office, studio, or workshop space, subject to requirements.

While the property would benefit from cosmetic updating internally, it has been well maintained in key areas, including a replacement roof approximately nine years ago, new gutters, soffits and fascias, and a modern boiler installed around ten years ago.

- ✓ PRIME WEST SHORE LOCATION
- ✓ SEA VIEWS
- ✓ THREE DOUBLE BEDROOMS
- ✓ DETACHED HOME
- ✓ THREE RECEPTION ROOMS
- ✓ DRIVEWAY AND CAR PORT
- ✓ DETACHED OUTBUILDING POTENTIAL FOR CONVERSION
- ✓ GARDENS FRONT AND REAR
- ✓ NO CHAIN
- ✓ FREEHOLD

Hallway

10’ 6” x 7’ 10” (3.20m x 2.40m)

Living Room

19’ 8” x 15’ 5” (6m x 4.70m)



Snug

15’ 9” x 9’ 10” (4.80m x 3m)

Dining Room

9’ 10” x 8’ 6” (3m x 2.60m)

Kitchen

10’ 6” x 9’ 10” (3.20m x 3m)



Car Port

14’ 9” x 8’ 2” (4.50m x 2.50m)

Room One

8’ 10” x 4’ 7” (2.70m x 1.40m)

Room Two

8’ 10” x 9’ 10” (2.70m x 3m)

Room Three

8’ 10” x 15’ 1” (2.70m x 4.60m)

Landing

10’ 6” x 7’ 7” (3.20m x 2.30m)

Bedroom One

19’ 8” x 15’ 5” (6m x 4.70m)

Bedroom Two

15’ 9” x 9’ 10” (4.80m x 3m)

Bedroom Three

11’ 2” x 10’ 6” (3.40m x 3.20m)

Bathroom

7’ 7” x 6’ 11” (2.30m x 2.10m)

Location

Situated in one of West Shore’s most desirable residential settings, close to the beach, local amenities, and scenic coastal walks, this unique period home offers exceptional potential in a highly regarded location.

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, go straight to the end of the promenade and at the T junction turn left onto A546 (Gloddaeth Avenue) continue to the West Shore and turn left onto the West Parade, after a short distance Herkomer Crescent can be found on the left hand side with the property situated first on the left.

Council Tax Band: F (provided on www.voa.gov.uk)
Energy Performance Rating Band: D
Tenure: Freehold

3 Bedroom Detached House

12 Herkomer Crescent
West Shore
Llandudno
Conwy
LL30 2EX
NO CHAIN

£359,950
REDUCED FROM £389,950
Reference Number:RP4306
19/5/2026

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: rhos@fletcherpoole.com
web: www.fletcherpoole.com

