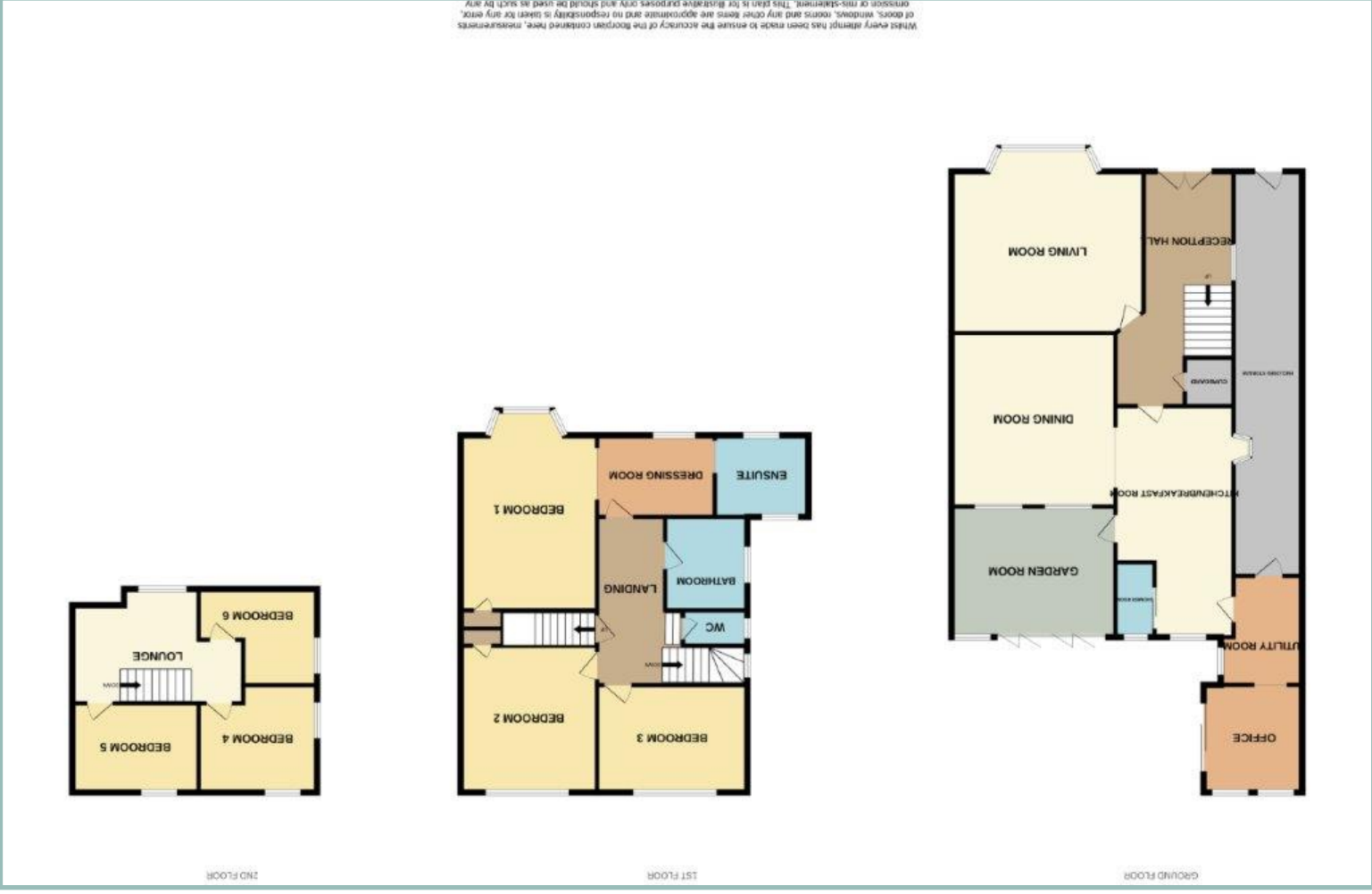


Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any.



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
DIAMOND COLLECTION



SHOW HOME STANDARD IMPOSING FIVE BEDROOM SEMI DETACHED PERIOD HOME SITUATED IN A MOST SOUGHT-AFTER LOCATION AND BOASTING SEA AND MOUNTAIN VIEWS! REFURBISHED THROUGHOUT BY THE CURRENT OWNERS' INTERNAL INSPECTION IS STRONGLY RECOMMENDED!

Description

This imposing six-bedroom period semi-detached home has been refurbished throughout by the current owners to a high standard and offers show home style interiors, which include original features such as high ceilings, coving and skirting boards. Situated in a most sought-after location and boasting sea views to the front and mountain views to the rear, we strongly recommend internal inspection, call now to book your viewing.

The accommodation in brief comprises, glazed original double doors leading into the reception hallway, with original tiled flooring, window to the side, staircase with feature spindles and banister, radiator, understairs storage cupboard. The living room has a bay window to the front, carpeted floor, radiator, and feature fireplace as the focal point of the room. The dining room has two original sash style windows to the rear, carpeted floor, radiator and opening into the breakfast kitchen which has a small bay style window to the side, a window to the rear, radiator, tiled flooring, modern wall and base level units with quartz style work surfaces, integral Belfast sink with swan neck mixer tap, attractive tiled splash back areas, recessed oven area with extractor to chimney breast, space and plumbing for kitchen appliances, and informal dining. The garden room provides a fantastic internal room that feels external with the bi-fold doors, wooden flooring, radiator, ceiling fan, and window to the rear. A further office has glazed sliding patio doors to the gardens, two windows to the rear, wooden flooring, radiator. The ground floor shower room offers an enclosed shower, and wall mounted wash basin with tiled splash back areas and heated towel rail. The utility room has tiled flooring, work tops, space and plumbing for laundry appliances, with window to the side. The covered storage area forms part of the house and has a glazed door to the utility room and door to the front, ample storage for bikes, kayaks etc.

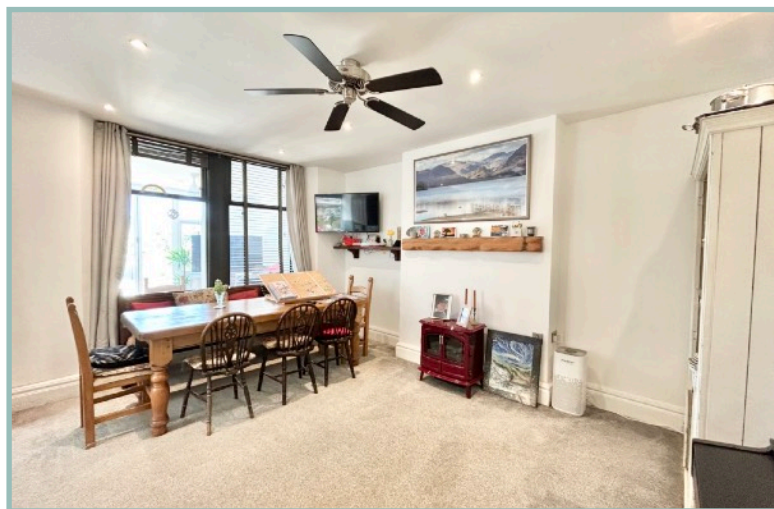
The first-floor landing has a radiator, window to the side, staircase with feature spindles and banister, all carpeted floors. Bedroom one has a bay window to the front with feature seating or display space and sea views, storage/shelving recess, radiator, carpet floor, opening to the dressing area, which has a window to the front and space for wardrobes and dresser, carpet floor, and radiator. The en-suite is dual aspect with windows to the front and rear, shower enclosure, wash basin in vanity unit, low flush WC, wooden flooring, majority attractive tiled walls, feature mirrored heated towel rail. Bedroom two is a second spacious room with two windows to the rear with Great Orme views, fitted storage cupboard, carpeted flooring, radiator. Bedroom three is yet another spacious room with window to the rear housing views of the Great Orme, ceiling fan, carpet floor, radiator, and feature fireplace, currently used as a living room. The bathroom has a window to the side and is fitted with a three-piece white suite comprising panel shower bath with curved screen, pedestal wash hand basin, and low-level WC, feature mirrored heated towel rail, wood flooring,

attractive tiling to splash back areas. There is also a separate WC with window to the side, attractive part tiled walls, and radiator.

The second floor features an open plan living space which is open to the staircase, with window to the front providing sea views, radiator, and carpet flooring. Bedroom four is a double room with window to the side, and Velux style window to the rear, carpet floor, and radiator. Bedroom five is a spacious room with Velux style window to the rear, carpet floor, and radiator. Bedroom six is another spacious room currently used as a walk-in wardrobe and dressing area with window to the side, carpet floor, and radiator.

Externally the property boasts lawned gardens to the front with paved footpath, hedge borders, and Welsh wall boundaries. The rear gardens are a delightful sun trap, not overlooked and fully enclosed, mainly laid to lawn with mature flower bed, shrub, and hedge boundaries, slate sun bed area, paved patio seating area, and Welsh wall boundaries. There is also parking to the front and rear!

- * IMPOSING PERIOD SEMI DETACHED
- * FIVE/SIX BEDROOMS
- * FOUR/FIVE RECEPTION ROOMS
- * THREE BATHROOMS
- * SCENIC VIEWS FRONT & REAR
- * SOUGHT AFTER LOCATION
- * REFURBISHED THROUGHOUT
- * GARDENS FRONT & REAR



5/6 Bedroom Semi Detached Home

8 Nant Y Gamar Road
Craig Y Don
Llandudno
LL30 1YE

£600,000

Reference Number: FP8397
13/6/2025

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
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

Location

Nant Y Gamar Road is a short distance from the promenade and other local amenities. 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

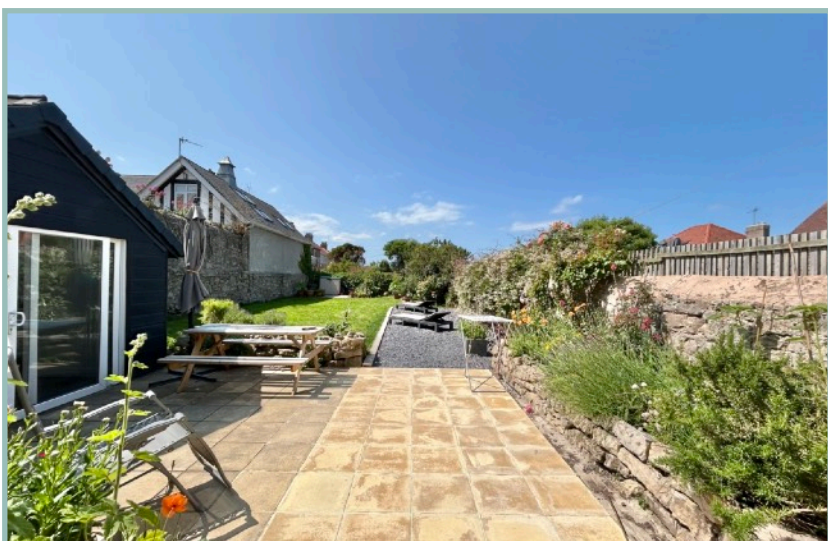
From our Conwy office follow the one-way system out of Conwy via the bridge. At the roundabout take the first exit onto Glan y Mor Road. Take a right turn up Pentywyn Road and proceed along, going straight across at the mini roundabout, continue until you reach the large roundabout. Take the third exit onto Queen's Road, turn right onto Fferm Back Road, turn right onto Tan-Y-Bryn Road, turn left on to Nant Y Gamar Road where number 8 can be found on the left-hand side.

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

Tenure: Freehold

Energy Efficiency Rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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5/6 Bedroom Semi Detached Home

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Hallway

Living Room

16' 1" x 16' 10" 4.90m x 5.13m

Dining Room

15' 11" x 12' 9" 4.85m x 3.88m

Breakfast Kitchen

21' 2" x 10' 9" 6.05m x 3.27m

Garden Room

12' 9" x 11' 8" 3.88m x 3.55m

Shower Room

6' 10" x 3' 7" 2.08m x 1.09m

Utility Room

10' x 5' 10" 3.05m x 1.78m

Office

9' 8" x 8' 8" 2.94m x 2.64m

Landing

Bedroom One

16' 11" x 12' 6" 5.15m x 3.81m

Dressing Area

10' 9" x 6' 10" 3.27m x 2.08m

Ensuite

8' 6" x 7' 6" 2.59m x 2.28m

Bedroom Two

13' 5" x 12' 5" 4.09m x 3.78m

Bedroom Three

14' 7" x 10' 11" 4.44m x 3.32m

Bathroom

7' 4" x 6' 9" 2.23m x 2.06m

W.C

6' 2" x 2' 8" 1.87m x 0.80m

Second Floor Lounge

15' 11" x 14' 9" 4.85m x 4.49m

Bedroom Four

10' 10" x 10' 2" max 3.30m x 3.10m

Bedroom Five

11' 7" x 8' 2" 3.53m x 2.49m

Bedroom Six

11' 8" x 10' 5" max 3.55m x 3.17m

