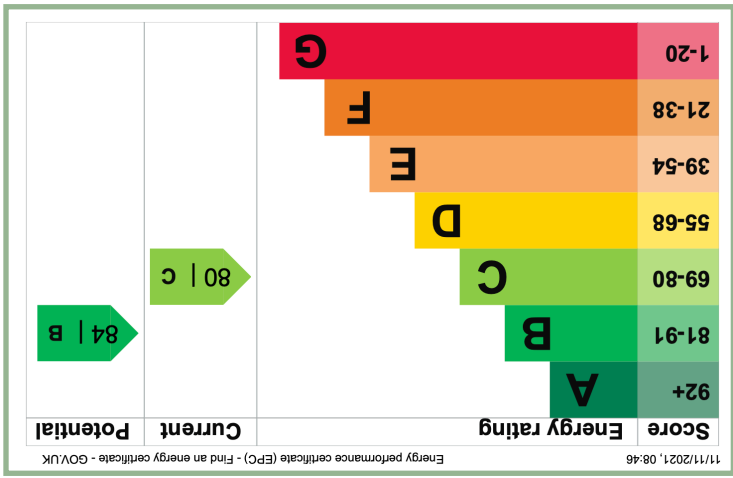
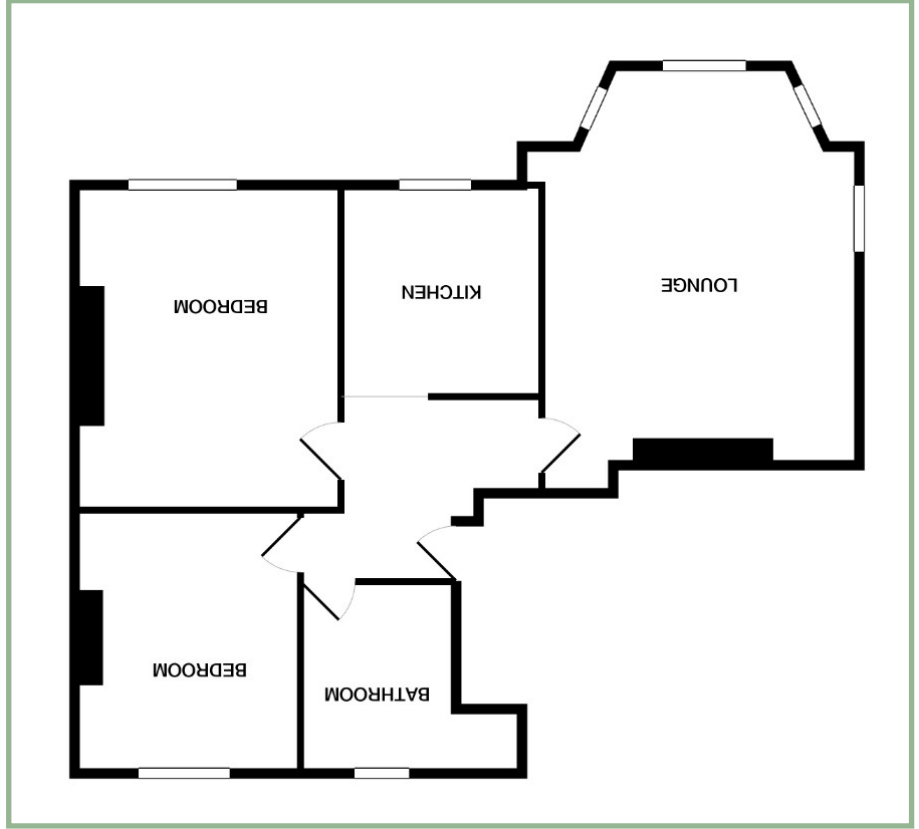


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



# Light & Spacious Two Bedroom First Floor Apartment

## Description

A beautifully presented, light and spacious two bedroom, first floor apartment situated close to the centre of town, the promenade and the pier.

The building consists of three apartments with intercom system and one allocated parking space.

The accommodation comprises: Well maintained communal hall, stairs to first floor, Apartment 2: Hallway, good size double aspect lounge/diner, kitchen with four ring gas hob, electric oven, fridge/freezer, dishwasher, washing machine and solid wood work tops. Two double bedrooms and four piece bathroom with Travertine tiled floor and walls. UPVC double glazing and gas fired Worcester combination boiler.

One allocated parking space.

- ✓ LIGHT & SPACIOUS FIRST FLOOR APARTMENT
- ✓ SITUATED CLOSE TO THE CENTRE OF TOWN, THE PROMENADE & PIER
- ✓ VERY WELL MAINTAINED THROUGHOUT
- ✓ ALLOCATED PARKING SPACE

## Hallway

9' 8" x 8' 4" 2.94m x 2.54m



## Lounge

17' 8" x 14' 9" max 5.38m x 4.49m



## Kitchen

9' 5" x 9' 3" 2.87m x 2.82m



## Bedroom One

14' 4" x 12' 11" 4.37m x 3.94m



## Bedroom Two

12' 3" x 10' 6" 3.73m x 3.20m



## Bathroom

7' 11" x 9' 5" max 2.41m x 2.87m



Agent's Notes: Apartment is leasehold on a 999 year lease. Maintenance cost is split three ways.

## Location

St. David's Road is located 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 one way system out of Conwy via the bridge. At the roundabout take the first exit onto Glan y Mor Road. Carry on along the A546 until you get to the roundabout, take the 1st exit onto Bryniau Road, proceed along this road and turn right onto Trinity Avenue, continue along and turn left onto St. David's Road where number 1 can be found on the right.

Council Tax Band: TBC (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Efficiency Rating: C

## 2 Bedroom First Floor Apartment

FLAT 2

1 ST. DAVID'S ROAD  
LLANDUDNO  
CONWY  
LL30 2UL

**£145,000**  
REDUCED FROM £170,000

Reference Number: FP7329

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

