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www.fletcherpoole.com

Fletcher & Poole



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	67 D
39-54	E		
21-38	F		
1-20	G		

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FOUR BEDROOM DETACHED PROPERTY SPLIT INTO TWO FLATS

Description

A fantastic opportunity to acquire a characterful period detached property, currently configured as two self-contained flats – a one-bedroom ground floor flat and a two-bedroom first floor flat. Brimming with potential, this spacious home retains some original features and offers a rare chance for full refurbishment to create a stunning family residence, multi-generational home, or investment opportunity.

Set within a leafy and highly desirable suburb of the scenic coastal town of Llandudno, the property enjoys close proximity to local shops, retail parks, schools, cafes, restaurants, bars, pubs, and the town's celebrated Victorian Promenade and iconic pier. The natural beauty of the Little and Great Orme offers the perfect backdrop for outdoor lovers and adds to the area's charm.

Additional features include gardens to the front and rear, off-road parking, and a detached garage, providing practical space alongside exciting development potential.

Offered with no onward chain and vacant possession, this is a must-see for anyone looking to renovate a period property in one of North Wales' most attractive seaside towns.

Don't miss this rare opportunity – contact us today to arrange a viewing!

- ✓ DETACHED PERIOD PROPERTY
- ✓ CURRENTLY SPLIT INTO TWO FLATS
- ✓ REQUIRING FULL REFURBISHMENT
- ✓ GARDENS FRONT, SIDE AND REAR
- ✓ DRIVEWAY AND GARAGE
- ✓ FANTASTIC AND POPULAR LOCATION
- ✓ NO CHAIN

GROUND FLOOR

Porch

Reception Room

13' 5" x 10' 4.09m x 3.05m

Living Room

13' x 12' 10" 3.96m x 3.91m



Kitchen

11' 3" x 10' 10" (with snug area 6' 11" x 4' 2") 3.43m x 3.30m (with snug area 2.11m x 1.27m)



Hallway

Bedroom

18' 1" x 13' 5.51m x 3.96m



Bathroom

8' 5" x 5' 9" 2.56m x 1.75m

FIRST FLOOR

Hallway

Living Room

18' 11" x 13' 5.77m x 3.96m

Kitchen

10' 11" x 6' 9" 3.32m x 2.06m



Bedroom One

13' 6" x 12' 10" 4.11m x 3.91m

Bedroom Two

12' 11" x 10' 3" 3.94m x 3.12m

Bathroom

7' 9" x 6' 9" 2.36m x 2.06m

W.C

Location

Vicarage Avenue 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. Take a right turn up Pentwyn Road and proceed along, going straight across at the mini roundabout, continue until you reach the large roundabout. Take the second exit onto Conway Road, first left onto Vicarage Avenue.

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

Energy Efficiency Rating: D

Tenure: Freehold

4 Bedroom Detached Property Split Into 2 Flats

The Brow
Vicarage Avenue
Llandudno
LL30 1PS

NO CHAIN

OFFERS IN THE REGION OF

£270,000

REDUCED FROM £295,000

Reference Number: FP8471
17/9/2025

Fletcher & Poole,
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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:

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web: www.fletcherpoole.com

