

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	71 C
39-54	E		
21-38	F		
1-20	G		



Five Bedroom Maisonette Close To The Town Centre

Description

A spacious five bedroom semi-detached maisonette situated close to the town centre. The property enjoys views from the upper floors over towards the Carneddau mountains, and has very well maintained accommodation comprising: Shared entrance porch with the ground floor apartment: Personal door to: Stairs, landing, cloakroom, lounge with bay window, kitchen with electric oven and four ring gas hob, space for a fridge/freezer, dining room with built in cupboard, utility room and bedroom five/study. To the second floor: Master bedroom with built in wardrobes, bedroom two with built in wardrobes, two further bedroom and bathroom. There is a good size converted attic which is currently used as a bedroom (this does not conform to building regulations). UPVC double glazing and Worcester gas fired combination boiler.

To the outside there is an on road parking space for one vehicle, and an enclosed low maintenance courtyard garden with a good size summerhouse with power and light and access into the store room.

- ✓ SPACIOUS FIVE BEDROOM MAISONETTE
- ✓ ENJOYS GOOD SIZE ROOMS & HIGH CEILINGS
- ✓ SITUATED CLOSE TO THE TOWN CENTRE
- ✓ GARDEN TO REAR - PARKING AVAILABVLE IN REAR STREET

Landing

17' 6" x 14' 2" including stairs 5.34m x 4.31m

Lounge

16' 11" x 12' 11" 5.15m x 3.94m



Dining Room

16' 9" x 12' 5" 5.10m x 3.78m



Kitchen

11' x 9' 8" 3.35m x 2.94m



Cloakroom

6' 8" x 3' 203m x 0.91m

Utility Room

6' 10" x 6' 2" 2.08m x 1.87m

Bedroom Five/Study

14' 1" x 12' 8" 4.29m x 3.86m

Landing

7' 7" max x 12' 3" max 2.31m x 3.73m

Bedroom Four

10' 5" x 8' 11" 3.17m x 2.71m

Bedroom One

12' 7" x 12' 5" 3.83m x 3.78m



Bedroom Three

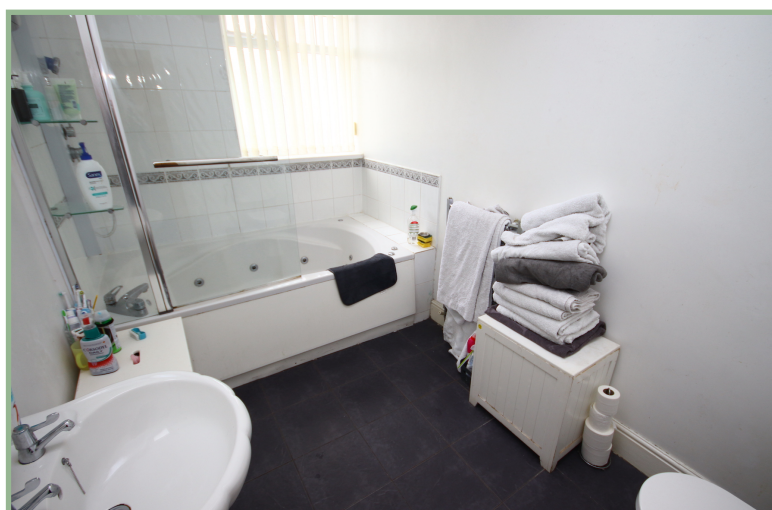
14' 10" x 6' 11" 4.52m x 2.11m

Bedroom Two

8' 9" x 8' 11" 2.66m x 2.71m Plus built in wardrobes.

Bathroom

11' 4" x 6' 7" 3.45m x 2.00m



Agent's Notes: Property is leasehold on a 99 year lease from 2007. Buildings insurance, water rates and maintenance is split 50/50, annual ground rent £100 to freeholder, which is the ground floor apartment.

Location

Caroline 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 Caroline Road where number 6 can be found on the left.

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

Energy Efficiency Rating: D

5 Bedroom Maisonette

6 CAROLINE ROAD
LLANDUDNO
CONWY
LL30 2TY

£330,000

Reference Number: FP7419

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
web: www.fletcherpoole.com

