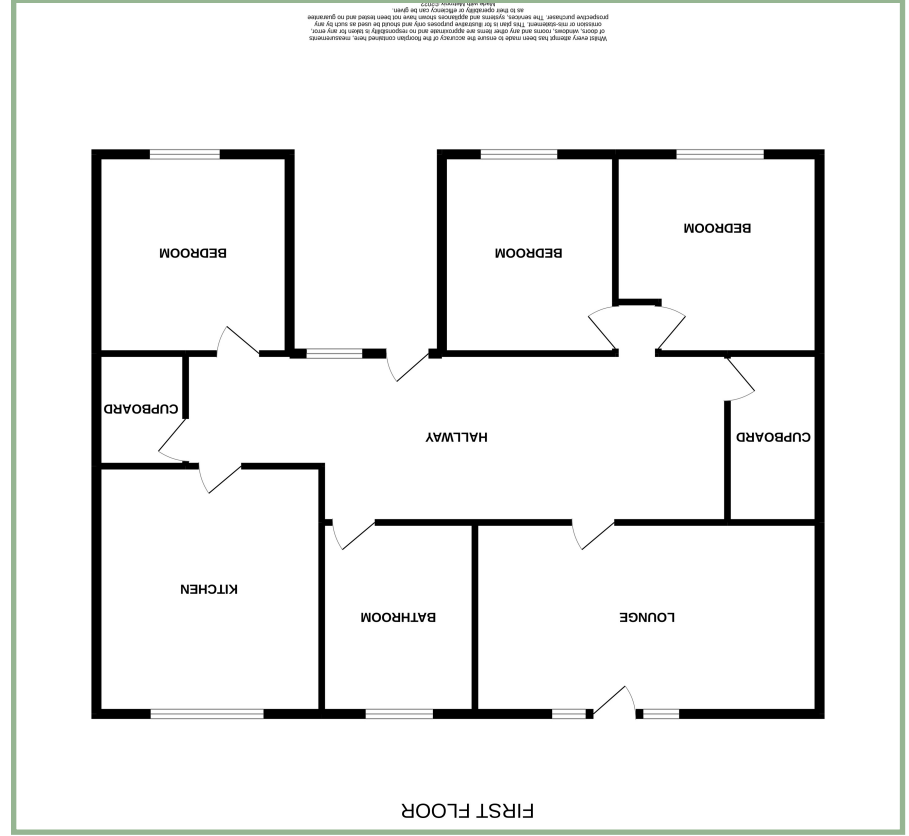


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		60 D	



Three Bedroom First Floor Apartment

Description

A three bedroom first floor apartment situated close to the heart of Llandudno town, the promenade and the Gt. Orme and enjoying lovely views of the mountains.

The accommodation comprises: Communal entrance, stairs leading to a personal door to Apartment 2: Hallway with two good size walk-in storage rooms, lounge with Juliette balcony, kitchen with space and plumbing for washing machine and dryer, two double bedrooms, one single bedroom and bathroom. UPVC double glazing and electric heating.

- ✓ THREE BEDROOM FIRST FLOOR APARTMENT
- ✓ LOCATED IN THE HEART OF LLANDUDNO
- ✓ WALKING DISTANCE TO PROMENADE, TOWN & THE GT. ORME
- ✓ ENJOYS LOVELY VIEWS TOWARDS THE MOUNTAINS

Hallway

29' 3" max x 6' 7" ma 8.91m x 2.00m

Storage Cupboard

5' 11" x 5' 1.80m x 1.52m

Lounge

18' 5" x 12' 9" 5.62m x 3.88m



Kitchen/Diner

14' 4" x 13' 1" 4.37m x 3.99m



Bathroom

10' 7" x 5' 4" 3.22m x 1.62m



Bedroom One

12' 10" x 13' 5" 3.91m x 4.10m



Bedroom Two

12' 10" x 10' 8" 3.91m x 3.25m



Bedroom Three

12' 10" x 7' 2" 3.91m x 2.18m



Agent's Notes: The property is leasehold on a 125 year lease from April 2005.

Location

Church Walks is 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 oneway system out of Conwy across the bridge. At the roundabout take the first exit and follow the road onwards through Deganwy and towards Llandudno, proceed along this road, stay straight ahead, at the roundabout take the first exit, at the next mini roundabout take second exit onto Great Orme's Road, right onto Abbey Road, left onto Church Walks where Birklands can be found on the left.

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

Energy Efficiency Rating: D

3 Bedroom First Floor Apartment

APARTMENT 2
BIRKLANDS
14 CHURCH WALKS
LLANDUDNO
CONWY
LL30 2HG

£175,000

Reference Number: FP7511

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

