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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 for you.

www.fletcherpoole.com

Fletcher & Poole



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



Eight Bedroom, Three Storey Semi-Detached House

Description

An eight bedroom, three storey, semi-detached house in need of general updating, situated in the heart of Llandudno, which would make either an ideal house of multiple occupation (subject to planning permission) or investment property.

The property is ideally located on the flat level and is within walking distance to town, shops, local amenities and the promenade.

The accommodation which retains some lovely features including high ceilings and picture rails comprises in brief: Entrance porch, hallway, good size lounge with bay windows, dining room, kitchen with rear door into the garden, ground floor bedroom and en-suite bathroom. To the first floor: landing, bathroom, separate w.c., single bedroom with storage cupboard, three double bedrooms. To the second floor there is a further three double bedrooms. UPVC double glazing and Worcester boiler.

Outside to the rear there is an outhouse, low maintenance courtyard with paving slabs and a walled boundary.

- ✓ EIGHT BEDROOM, THREE STOREY, SEMI-DETACHED HOUSE
- ✓ SITUATED IN THE HEART OF LLANDUDNO
- ✓ IN NEED OF GENERAL UPDATING
- ✓ IDEAL INVESTMENT PROPERTY

Porch

6' 5" x 4' 10" 1.95m x 1.47m

Hallway

22' 8" x 6' 6" 6.91m x 1.98m

Lounge

17' 5" x 15' 1" 5.31m x 4.60m



Dining Room

13' 7" x 12' 2" 4.14m x 3.71m

Kitchen

18' 11" max x 11' 8" max 5.77m x 3.55m



Ground Floor Bedroom Eight

9' 11" x 10' 1" 3.02m x 3.07m

Ground Floor En-Suite Bathroom

9' 11" x 3' 11" 3.02m x 1.19m

Bedroom Seven

11' 5" max x 6' 5" 3.48m x 1.95m

Separate W.C.

5' 8" x 2' 3" 1.72m x 0.68m

Bathroom

5' 5" x 5' 5" 1.65m x 1.65m

Bedroom One

17' 8" x 12' 4" 5.38m x 3.76m



Bedroom Two

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



Bedroom Three

10' 5" x 7' 11" 3.17m x 2.41m

Bedroom Four

13' 3" x 12' 4" 4.04m x 3.76m

Bedroom Five

14' 3" x 12' 4" 4.34m x 3.76m

Bedroom Six

11' 2" x 8' 3.40m x 2.43m

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 3 can be found on the right.

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

Energy Efficiency Rating: E

8 Bedroom Semi-Detached House

3 CAROLINE ROAD
LLANDUDNO
CONWY
LL30 2TY

£149,950

Reference Number: FP7542

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:

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web: www.fletcherpoole.com

