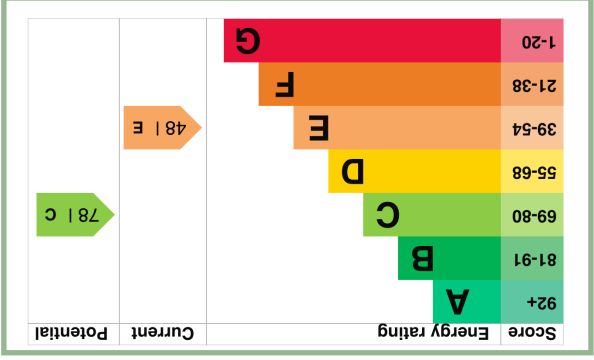
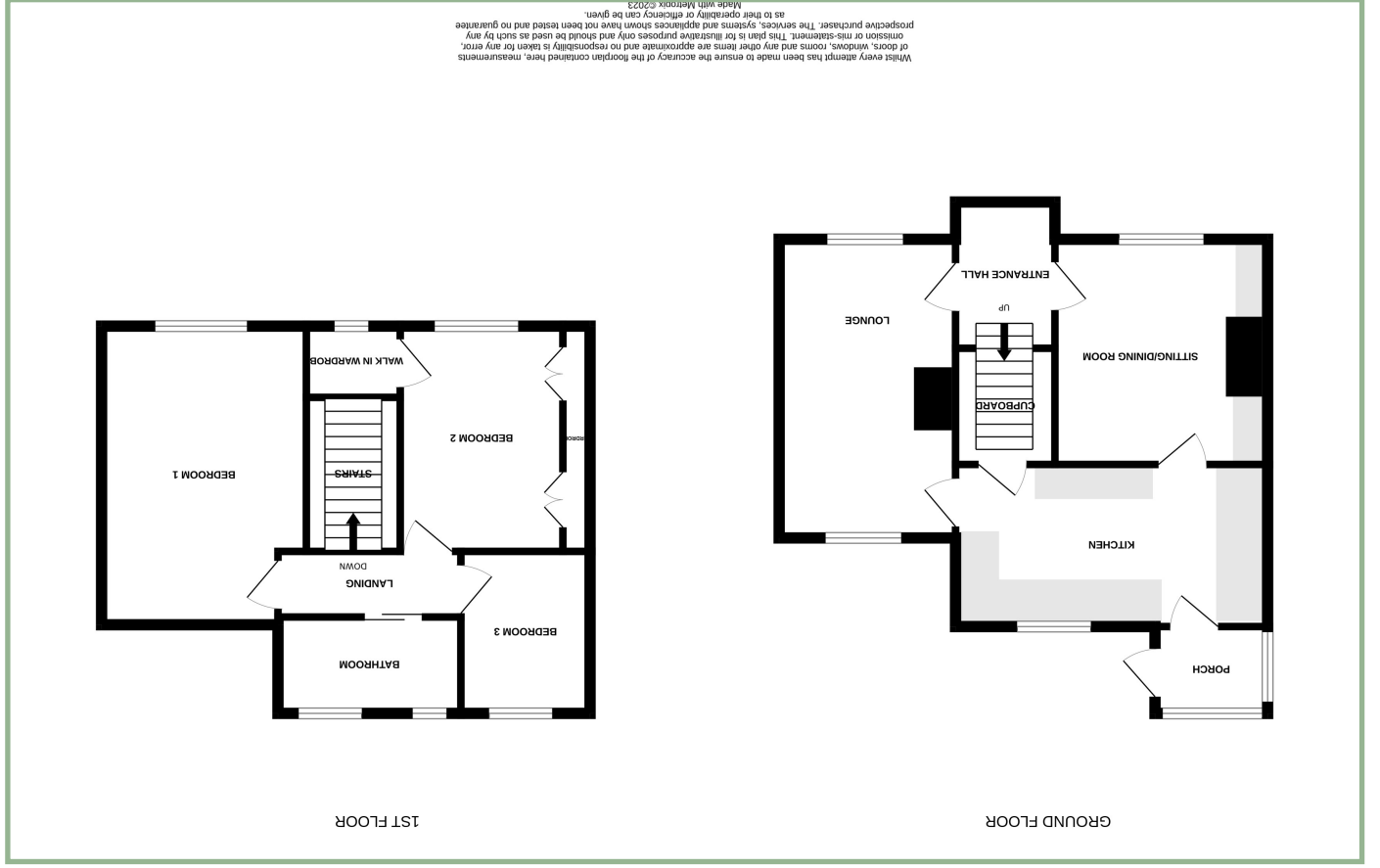


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



# Three Bedroom Semi-Detached House In Popular Location

## Description

A well-planned three-bedroom semi-detached home situated in the popular location of West Shore, within easy walking distance to Llandudno town centre, West Shore beach and local schools. The property enjoys wonderful views over the Great Orme from the side aspect, is within walking distance of The Oval, local shops and accessible to local bus routes. It therefore offers a diverse range of amenities, which would appeal to families and couples alike. This property has lots of potential, and with modernisation would make a wonderful home once again.

The deceptively sized accommodation comprises: Entrance hallway, Dining room with Gas Fire, Lounge with Electric fire, Kitchen with under-stairs storage and access to the rear yard via a spacious porch. To the first floor: Central stairs lead to the landing, Sizeable first bedroom with storage, Bathroom, Spacious second bedroom with built in wardrobes, and a large space which would make an ideal walk-in wardrobe or en-suite, and a third smaller single bedroom. UPVC double glazing and combination Worcester Boiler. The property has also been fully insulated.

To the outside: there is a concrete rear yard which has a single gate, and double gated access for a vehicle accessible from the rear alley, side gated access to the front garden which has grass laid to lawn, and raised and flagged pathways with the potential to convert into off road parking.

- ✓ WELL-PLANNED THREE-BEDROOM SEMI-DETACHED HOME
- ✓ SOUGHT-AFTER CENTRAL RESIDENTIAL LOCATION
- ✓ CLOSE TO LOCAL AMENITIES AND BUS ROUTES
- ✓ IN NEED OF MODERNISATION, BUT WITH LOTS OF POTENTIAL
- ✓ GATED SIZEABLE OUTSIDE SPACE TO FRONT & REAR, WITH SIDE ACCESS
- ✓ VIEWS OF THE GREAT ORME
- ✓ NO CHAIN

## Porch

5' 10" x 4' 6" 1.78m x 1.37m

## Entrance Hall

7' 4" x 5' 1" 2.23m x 1.55m

## Kitchen

16' 3" x 8' 5" 4.95m x 2.56m



## Lounge

15' 7" x 9' 2" 4.75m x 2.79m Electric fire.



## Dining Room

11' 1" x 11' 10" 3.38m x 3.60m Gas fire.

## Bedroom One

15' 8" x 10' 4.77m x 3.05m



## Bedroom Two

11' 11" x 9' 11" 3.63m x 3.02m  
Box area 5' 1" x 5' 10" 1.55m x 1.78m



## Bedroom Three

8' 4" x 6' 9" 2.54m x 2.06m

## Landing

7' 7" x 3' 2" 2.31m x 0.96m

## Bathroom

9' x 4' 8" 2.74m x 1.42m

Agent Notes : Property is leasehold on a 999 year lease from 1927. £5 a year ground rent. £270 approx building insurance to Mostyn Estates.

## Location

Dinas Place is located on the West Shore, 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 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, proceed onto Bryniau Road, Turn right onto Trinity Avenue, then Turn left onto Dinas Road, where the property will be on the left.

Council Tax Band: D (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: E

## 3 Bedroom Semi-Detached House

29 DINAS ROAD  
LLANDUDNO  
CONWY  
LL30 2JD

NO CHAIN

**£210,000**  
REDUCED FROM  
**£230,000**

Reference Number: FP7632

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)

