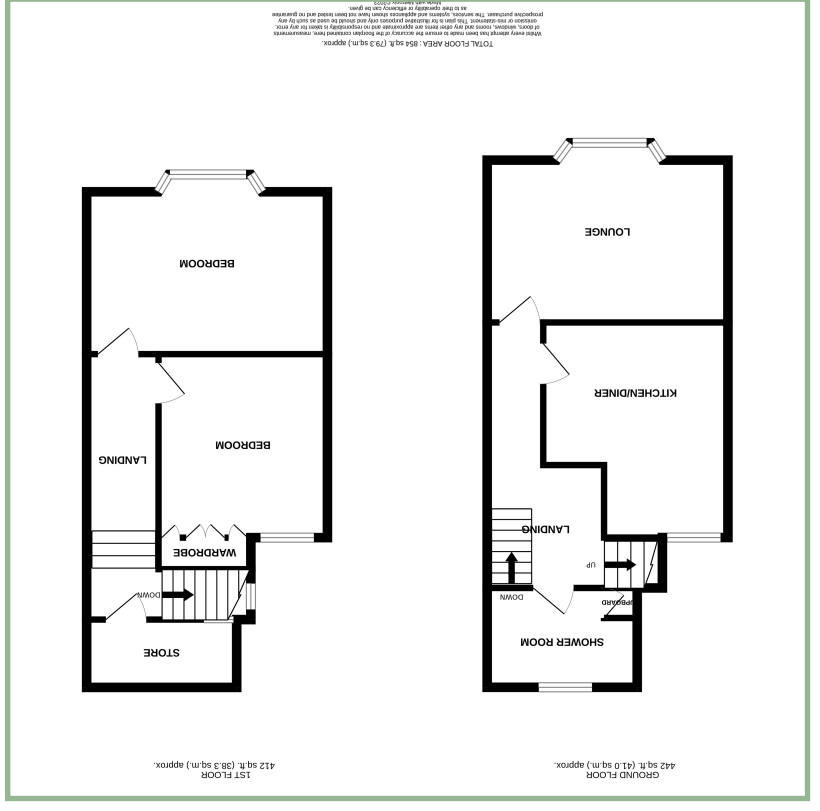


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcherpoole.com

Fletcher & Poole



Two Bedroom First Floor Maisonette Over A Shop Premises

Description

A two bedroom, first floor maisonette, situated above a Barber's Shop in the convenient and popular West Shore area of Llandudno.

Ideally located for access to the beach, shops and within level walking distance to the Victorian town of Llandudno.

The accommodation comprises: Access from the rear: Communal entrance porch (shared with the Barber Shop), communal inner hall, personal door to number 32A, stairs to first floor accommodation: Lounge, kitchen/diner with electric hob and double oven, space and plumbing for a washing machine, fridge and freezer, and a shower room. To the second floor: Store cupboard housing the boiler and two double bedrooms. UPVC double glazing and gas fired Baxi combination boiler.

To the outside there is a garage with power and light, a low maintenance courtyard laid to flagstones.

- ✓ SPACIOUS MAISONETTE ABOVE A BARBER'S SHOP
- ✓ SITUATED IN THE CENTRE OF WEST SHORE
- ✓ IDEALLY LOCATED FOR ACCESS TO THE BEACH, WALKS ON THE GREAT ORME & THE TOWN CENTRE
- ✓ ENJOYS VIEWS OF THE GREAT ORME
- ✓ GARAGE & LOW MAINTENANCE GARDEN TO REAR
- ✓ NO CHAIN

Lounge

14' 10" x 10' 4.52m x 3.05m



Kitchen/Diner

13' 3" x 11' 4" 4.04m x 3.45m



Shower Room

9' 3" x 6' 2" 2.82m x 1.87m



Bedroom One

14' 8" x 9' 11" 4.47m x 3.02m



Bedroom Two

9' 11" x 11' 4" 3.02m x 3.45m



Store Cupboard

9' 4" x 4' 1" 2.84m x 1.24m

Garage

20' 6" x 9' 6" 6.25m x 2.89m

Agent's Notes: Property is leasehold on a 999 year lease from 5th September 1990. Maintenance fees to be confirmed.

Location

Great Ormes Road is located close to the school and hospital 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 Conwy cross over the Bridge in the direction of Deganwy. Bear left at the roundabout towards Llandudno. Continue along Glan y Mor Road and onto Deganwy Road. Pass through the village of Deganwy and continue in the direction of Llandudno, go across the mini roundabout and over the bridge onto Bryniau Road, continue on this road to the mini roundabout and go straight across onto Great Ormes Road where 32A can be found on the left.

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

Energy Efficiency Rating: TBC

2 Bedroom, First Floor Maisonette

32A GREAT ORME'S ROAD
LLANDUDNO
CONWY
LL30 2BW

NO CHAIN

£130,000
REDUCED FROM £150,000

Reference Number: FP7684

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

