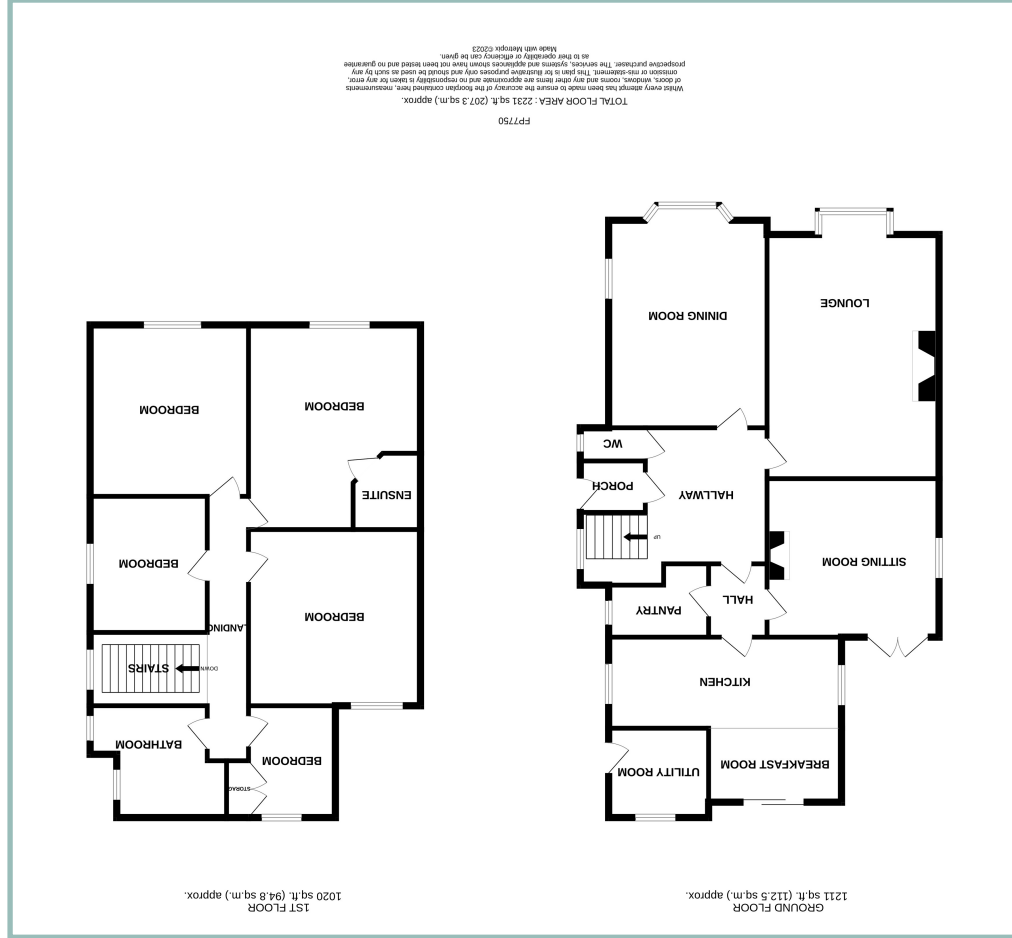


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

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**Fletcher & Poole**  
DIAMOND COLLECTION



# Beautifully Presented Five Bedroom Detached Period Home

## Description

Trade Winds is a fine and beautifully presented detached five bedroom home built in the 1930's. Situated in a lovely location close to the beach at West Shore, the Gt. Orme, the Pier, Promenade and amenities in Llandudno.

The current owners have tastefully refurbished the property in recent years to a very high standard, combining and enhancing the period features with modern living.

The immaculately presented accommodation comprises: Good size entrance hall with delph rack and feature coloured stained glass window encased in UPVC unit. Cloakroom with wall hung rimless toilet and Porcelonsa wall tiles. Lounge with box bay window and Dik Geurts wood burning stove. Sitting room with gas fire and patio doors onto the rear garden. Dining room with bay window, exposed wood floor and Charlton & Jenrick gas fire. Inner hall area leading to the pantry and kitchen/breakfast room which has a Smeg five ring gas hob Bosch electric double oven, Siemens extractor and AEG integral dishwasher. The breakfast area has sliding patio doors onto the rear garden. Utility room with space and plumbing for a washing machine and dryer. A turned staircase from the hallway leads to the first floor landing which has a circular stained glass window. Master bedroom with modern en-suite shower room. Three further double bedrooms and a fifth single bedroom which is currently used as an office. Contemporary four piece family bathroom with high quality fittings and tiles.

UPVC double glazing and gas fired Vaillant combination boiler.

To the outside there are double gates leading to a block paved driveway and a lawned garden with raised vegetable beds, and a large selection of plants. There is a second set of double gates providing further parking and garage with power and light.

The lovely landscaped rear garden has a flagged patio, area laid to golden stone chippings, greenhouse, wood and glazed summer house, and a large and varied selection of plants, flowers and shrubs.

A block paved side area with gated access to the front.

There is a timber rear gate which provides access to a leasehold garage which comes with the property, this is leased through Mostyn Estates for £2.50 per annum and insured through them for £50 per annum.

- \* SUPERB DETACHED FIVE BEDROOM 1930'S HOME
- \* ENJOYS A SOUTH FACING REAR GARDEN WITH VIEWS OF THE GT. ORME
- \* EASY ACCESS TO THE BEACH AT WEST SHORE, GT. ORME, PROMENADE, PIER & SHOPS
- \* REFURBISHED TO A VERY HIGH STANDARD WITH A LOVELY MIX OF PERIOD FEATURES & MODERN LIVING
- \* LOVELY LANDSCAPED GARDENS
- \* AMPLE SECURE DRIVEWAY PARKING & TWO GARAGES
- \* FREEHOLD

## Porch

5' 7" x 4' 1.70m x 1.22m

## Hallway

11' 2" x 10' 6" 3.40m x 3.20m



## Cloakroom

5' 2" x 2' 8" 1.57m x 0.80m



## 5 Bedroom Detached House

TRADE WINDS  
GLODDAETH AVENUE  
LLANDUDNO  
CONWY  
LL30 2AH

**£650,000**

Reference Number: FP7750

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  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



## Location

Gloddaeth Street 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 the third exit onto Gloddaeth Avenue where Trade Winds can be found on the left hand side.

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

Energy Efficiency Rating: TBC



# Beautifully Presented Five Bedroom Detached Period Home

## Lounge

21' 2" x 14' 1" 6.05m x 4.29m

## Dining Room

17' 1" x 13' 5.21m x 3.96m

## Sitting Room

13' 1" x 14' 1" 3.99m x 4.29m

## Kitchen

19' 1" x 7' 5" 5.82m x 2.26m

## Dining Area

9' 7" x 6' 1" 2.92m x 1.85m

## Utility Room

7' 11" x 5' 11" 2.41m x 1.80m

## Pantry

8' 3" x 5' 11" 2.51m x 1.80m

## Landing

21' 3" x 3' 6" 6.08m x 1.06m

## Master Bedroom

16' 6" x 14' 5.03m x 4.26m



## En-Suite Shower Room

6' 3" x 5' 6" 1.90m x 1.67m

## Bedroom Two

13' 7" x 13' 4.14m x 3.96m



## Bedroom Three

11' 9" x 9' 10" 3.58m x 3.00m



## Bedroom Four

13' 1" x 14' 2" 3.99m x 4.31m



## Bedroom Five

8' 8" x 7' 6" plus fitted wardrobes 2.64m x 2.28m



## Bathroom

10' 11" x 9' 2" 3.32m x 2.79m



## Garage One

18' 8" x 10' 6" 5.69m x 3.20m With own fuse box.

## Garage Two

17' 3" x 10' 1" 5.26m x 3.07m

## 5 Bedroom Detached House

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GLODDAETH AVENUE  
LLANDUDNO  
CONWY  
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