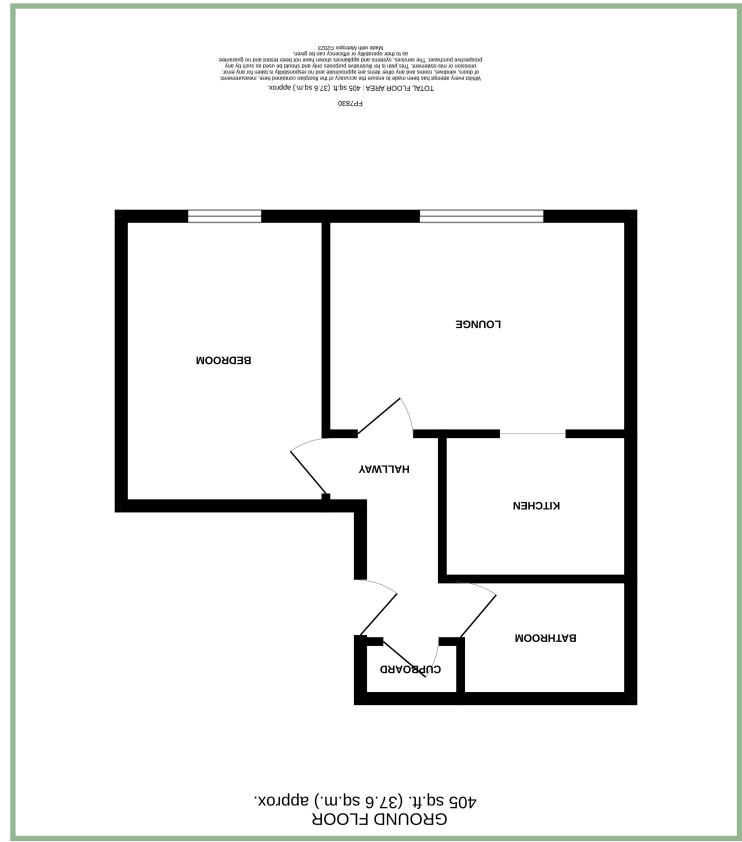
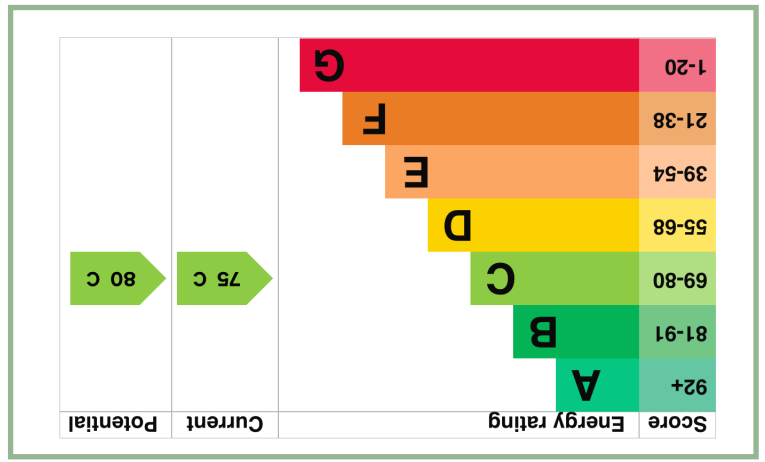


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcherpoole.com

Fletcher & Poole





# One Bedroom Second Floor Apartment In Central Location

## Description

A well presented one bedroom second floor apartment situated in the centre of Craig Y Don, ideally located for the shops, promenade and only a ten minute walk into the centre of the Victorian town of Llandudno.

The apartment enjoys views of the Great Orme and benefits from accommodation comprising: Secure communal entrance with stairs and lift to all floors. Apartment 4: Hallway with intercom system and storage cupboard housing the boiler and space for a washing machine, lounge with an opening into the kitchen which has a 4 ring gas hob, double electric oven and space for a fridge/freezer. Double bedroom and bathroom. Gas Worcester combination boiler and UPVC double glazing.

- ✓ ONE BEDROOM SECOND FLOOR APARTMENT
- ✓ SITUATED IN THE CENTRE OF CRAIG Y DON
- ✓ ENJOYS VIEWS OF THE GREAT ORME
- ✓ SECURE COMMUNAL ENTRANCE WITH A LIFT TO ALL FLOORS

## Hallway

10' 5" x 3' 11" 3.17m x 1.19m



## Lounge

12' 2" x 9' 11" 3.71m x 3.02m



## Kitchen

8' 5" x 6' 7" 2.56m x 2.00m



## Bedroom

13' 1" x 9' 3" 3.99m x 2.82m



## Bathroom

7' 9" x 5' 5" 2.36m x 1.65m



Agent's Notes: Property is leasehold on a 999 year lease from August 2003. Annual service charge of £1560 and an annual ground rent of £100 and a sinking fund of £40 per month. No holiday lets. Pets are permitted with the agreement of the management company.

## Location

The property is situated in Craig Y Don within level walking distance of the local shops, other facilities and the Promenade, the theatre, Mostyn Champney Retail Park, the new shopping development off Mostyn Broadway and Craig Y Don local shops and amenities.

## 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. Take a right turn up Pentwyn Road and proceed along, going straight across at the mini roundabout, continue until you reach the large roundabout. Take the third exit onto Queen's Road and proceed to the end of this road, continue across the road and the property can be found on the left hand side.

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



Energy Efficiency Rating: C

## 1 Bedroom, 2nd Floor Apartment

APARTMENT 4  
ROYAL MANOR PARK  
34 QUEENS ROAD  
CRAIG-Y-DON  
CONWY  
LL30 1TE

OFFERS OVER

**£100,000**

Reference Number: FP7830

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)