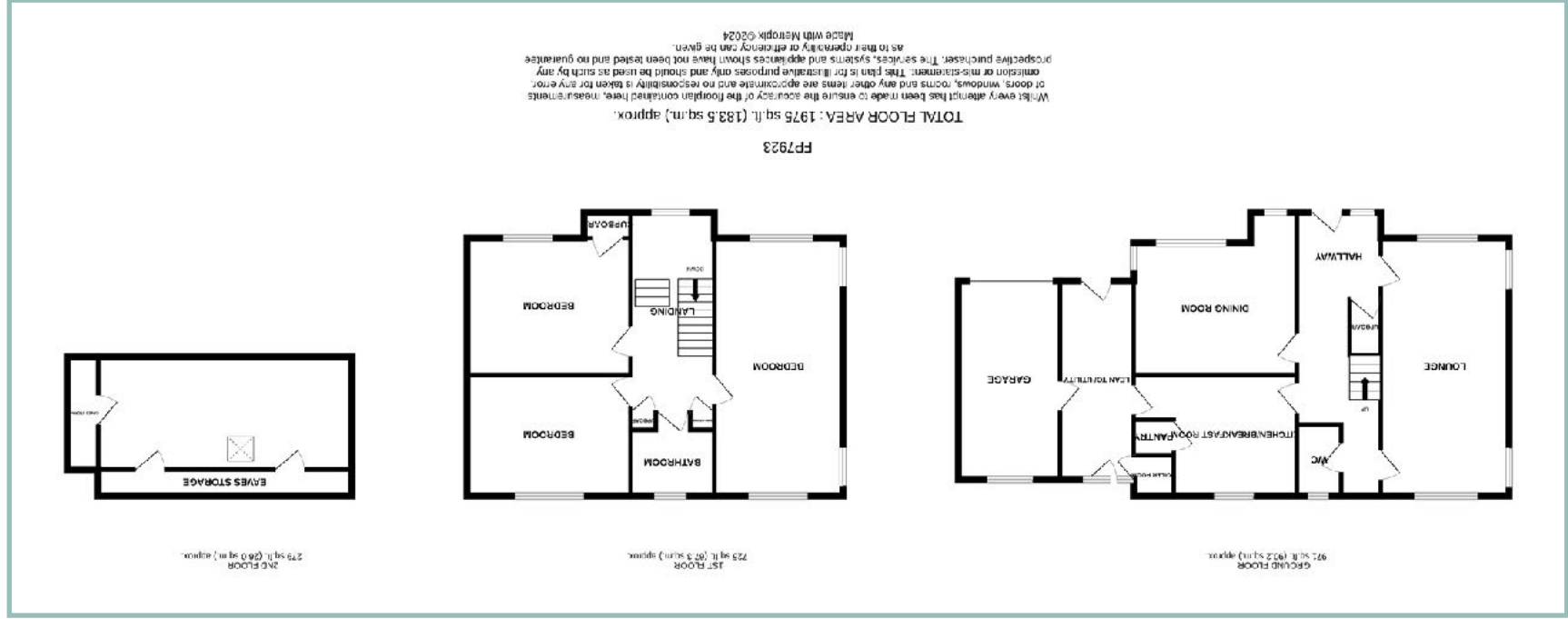


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Detached Three Bedroom Home Enjoying Superb Views

Description

An immaculately presented three bedroom detached family home in need of general updating with plenty of potential to extend into the loft or to the rear.

Situated in a sought after location on the outskirts of the Victorian town of Llandudno, close to both Deganwy village, lovely beach walks and the shops and amenities in the town centre.

The property enjoys superb views over the sea, The Great Orme and Llandudno town and must be viewed in order to appreciate the location and potential on offer.

The light and well planned accommodation comprises: Entrance hall with understairs storage cupboard and W.C. Triple aspect lounge with tiled fireplace, double aspect dining room with tiled fireplace, kitchen/breakfast room with walk in pantry, lean To/Utility with space and plumbing for a washing machine, boiler room and integral access into the garage.

To the first floor: Good size landing with airing cupboard and additional store cupboard, triple aspect master bedroom, two further double bedrooms and family bathroom. There is a pull down ladder providing access into the part converted loft which has a window and under eaves storage.

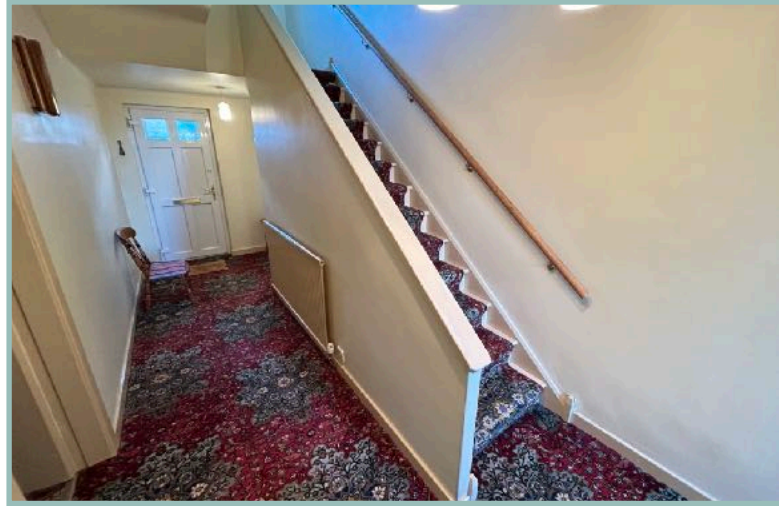
UPVC double glazing and Vaillant gas fired boiler with separate hot water cylinder.

To the outside there are double gates onto the driveway with parking for 2/3 vehicles, a lawned front garden with well planted borders and access into the garage. To the rear there is a good sized lawned area with established flower beds, concrete pathways and a green house.

- * ENJOYS SUPERB VIEWS OVER THE SEA, THE GREAT ORME AND LLANDUDNO TOWN
- * SITUATED FOR EASY ACCESS TO BOTH DEGANWY & LLANDUDNO
- * IMMACULATEDLY PRESENTED WITH THE OPPORTUNITY TO PUT YOUR OWN STAMP ON
- * POTENTIAL TO FURTHER DEVELOP THE LOFT
- * NO CHAIN
- * FREEHOLD

Hallway

24' 1" x 7' 1" 7.34m x 2.16m



3 Bedroom Detached Home

8 Bryn Gosol Gardens
Llandudno
LL30 1NU

NO CHAIN

£440,000

Reference Number: FP7924
16/1/2024

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
web: www.fletcherpoole.com

Location

The property is located in the quiet residential area of Llanrhos on the outskirts of the busy coastal resort of Llandudno with its wealth of shops and other amenities, Victorian Pier and Promenade, Theatre, Ski Slope and Swimming Pool. It is convenient for the A55 for easy access to Chester and the motorways beyond. The walled town of Conwy is also within a short distance.

Directions

From our Conwy office go back over the bridge and turn left at the roundabout for Deganwy. Proceed along this road passing the Deganwy Quay on the left hand side. Continue past the shops and take the right hand turn onto Bryn Gosol Road, right onto Bryn Gosol Gardens where number 8 can be found on the right

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

Energy Efficiency Rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Detached Three Bedroom Home Enjoying Superb Views

W.C

5' 9" x 3' 10" 1.75m x 1.17m

Lounge

21' 11" x 10' 11" 6.68m x 3.32m

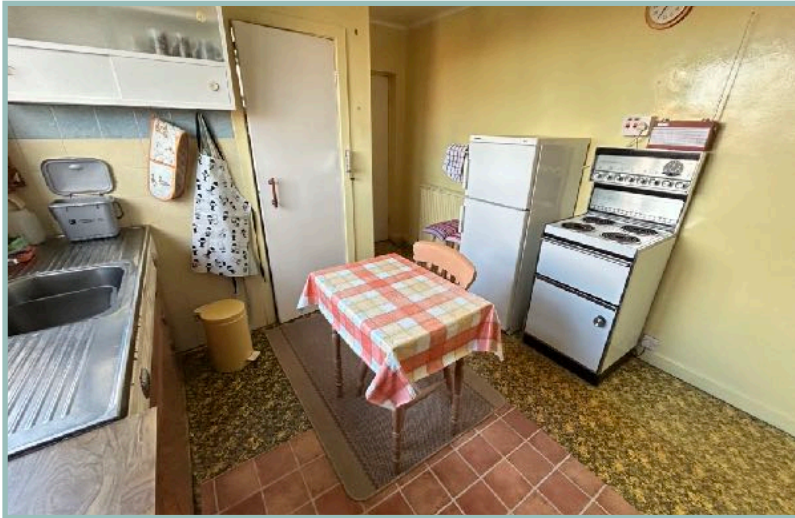


Dining Room

14' x 11' 2" 4.26m x 3.40m

Kitchen/Breakfast Room

13' 11" max x 10' 3" 4.24m x 3.12m



Lean To/Utility Room

17' 4" x 6' 3" 5.28m x 1.90m

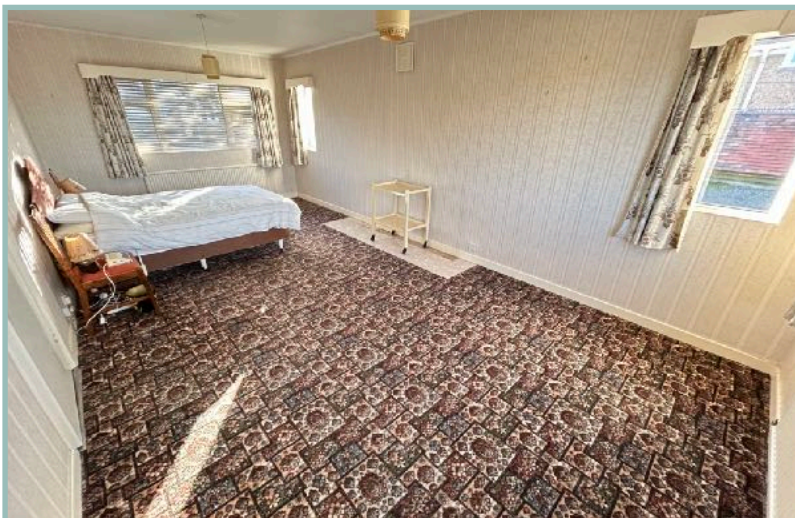


Landing

16' 7" x 7' 1" 5.05m x 2.16m

Bedroom One

22' x 10' 11" 6.71m x 3.32m



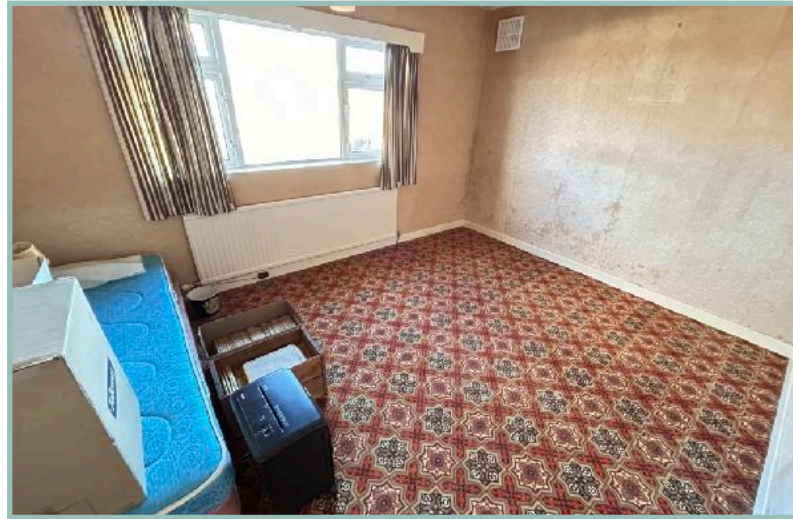
Bedroom Two

14' x 10' 3" 4.26m x 3.12m



Bedroom Three

14' x 11' 2" 4.26m x 3.40m



Bathroom

7' x 7' 2" 2.13m x 2.18m



Loft

2' 6" x 10' 5" 0.76m x 3.17m



Garage

17' 9" x 8' 7" 5.41m x 2.61m

3 Bedroom Detached Home

8 Bryn Gosol Gardens
Llandudno
LL30 1NU

NO CHAIN

£440,000

Reference Number: FP7924
16/1/2024

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
web: www.fletcherpoole.com

