

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.

www.fletcherpoole.com

Fletcher & Poole



Beautifully Presented Three Bedroom Detached Home Enjoying Superb Views

Description

A beautifully presented three-bedroom detached home enjoying superb views over Llandudno, the Gt. Orme, Nant Y Gamar and the North Shore. Situated in a highly desirable location on the outskirts of Llandudno, allowing for easy access into the town. The well planned and very well-maintained accommodation comprises: Good size reception hall with laminate flooring and original feature circular stain glass window, good sized Living Room, impressive open plan extended sitting room/dining room with the sitting room enjoying a log burner, and the dining room benefitting from double doors out to the rear balcony where the views can be enjoyed. Utility room with space for a washing machine, downstairs cloakroom, and recently renovated modern kitchen/breakfast room with integrated appliances. To the first floor: Landing with original stained-glass window, two double bedrooms, one with built in wardrobes, and a single bedroom, family bathroom with shower over the bath and storage and separate W.C. UPVC double glazing, gas fired combination boiler. To the outside; there is a block paved driveway leading to a detached garage with up and over door with power and light. To the rear there is grass laid to lawn and a raised decked area with fenced boundaries. This property offers detached living, in a wonderful position with spacious and well-planned rooms appealing to couples and families alike which must be viewed to truly appreciate all it has to offer.

- ✓ DETACHED THREE-BEDROOM MODERN HOME WITH STUNNING VIEWS OF THE GT.ORME
- ✓ SPACIOUS WELL-PLANNED ROOMS WITH MODERN DÉCOR
- ✓ RECENTLY RENOVATED FITTED KITCHEN
- ✓ EXTENDED TO THE REAR WITH BALCONY
- ✓ LOW MAINTENANCE GARDENS TO THE FRONT & REAR
- ✓ DRIVEWAY PARKING WITH DETACHED GARAGE
- ✓ FREEHOLD

Hallway

13' 2" x 5' 10" 4.01m x 1.78m



Cloakroom

4' 2" x 3' 8" 1.27m x 1.11m

3 Bedroom Detached Home

Llanerch
30 Vicarage Avenue
Llandudno
LL30 1PS

£360,000

REDUCED FROM £375,000

Reference Number: FP7872
12/10/2023

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

Vicarage Avenue is located 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 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 second exit onto Conway Road, first left onto Vicarage Avenue, where number 30 can be found on the right hand side.

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		71 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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Lounge

14' 2" x 11' 11" 4.31m x 3.63m

W.C

4' 2" x 3' 8" 1.27m x 1.11m

Utility Room

10' 4" x 8' 2" 3.15m x 2.49m

Sitting/Dining Room

24' 1" x 12' 2" 7.34m x 3.71m



Kitchen/Breakfast Room

14' x 10' 4" 4.26m x 3.15m



Landing

10' 11" x 2' 9" 3.32m x 0.83m

Bedroom One

14' 11" x 11' 10" 4.54m x 3.60m



Bedroom Two

13' 3" x 11' 10" 4.04m x 3.60m



Bedroom Three

8' 2" x 7' 2" 2.49m x 2.18m



Bathroom

8' x 6' 11" 2.43m x 2.11m



W.C

4' 9" x 2' 9" 1.44m x 0.83m

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