

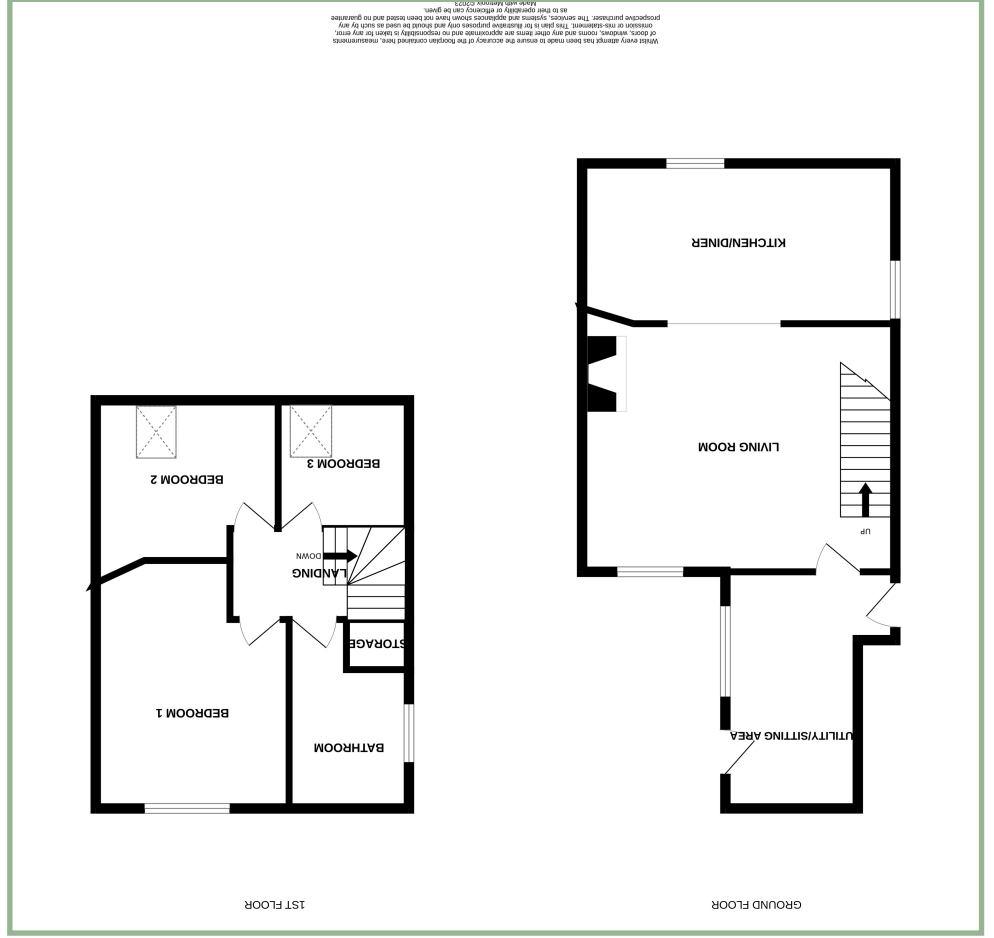
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Three Bedroom Cottage Enjoying Magnificent Views Of Great Orme & North Shore

Description

Quinta Cottage is a delightful quirky property with deceptively spacious rooms and magnificent views of the Great Orme and the North Shore with low maintenance outdoor space and off-road parking. Positioned in a sought-after location at the foot of Nant Y Gamar, this three-bedroom semi-detached cottage is within close proximity to the Promenade and local amenities, whilst enjoying peace and tranquillity. This property is immaculately presented and must be viewed to truly appreciate all the charm and character it has to offer.

In brief, the accommodation comprises; entrance via the Utility/ Seating area which is an extension to the original building offering versatile additional space to the ground floor, spacious Living Room with high ceilings and stunning brick surround Log Burner, Kitchen/ Diner with space for an under counter fridge and electric hob and oven. To the first floor; Bathroom with roll top bath and storage shelving, three bedrooms with the Master enjoying stunning views of the Great Orme.

Outside; parking for two cars with a fenced boundary, an elevated upper seating area where the views can be enjoyed at their best, steps leading down to a lower courtyard enjoying a private seating area. UPVC double glazing and gas fired combination boiler.

- ✓ THREE-BEDROOM SEMI-DETACHED COTTAGE WITH STUNNING VIEWS OF THE GREAT ORME
- ✓ IMMACULATEDLY PRESENTED & DECEPTIVELY SPACIOUS THROUGHOUT WITH CHARACTER FEATURES
- ✓ RAISED SEATING AREA TO ENJOY THE VIEWS
- ✓ OFF ROAD PARKING FOR TWO CARS
- ✓ SOUGHT-AFTER LOCATION
- ✓ FREEHOLD

Lounge

17' 10" x 14' 5.44m x 4.26m



Kitchen

17' 10" x 9' 1" 5.44m x 2.77m



Utility Area

13' 5" x 9' 8" 4.09m x 2.94m

Bedroom One

14' 4" x 10' 11" 4.37m x 3.32m



Bedroom Two

10' 11" x 9' 3" 3.32m x 2.82m



Bedroom Three

9' 3" x 6' 7" 2.82m x 2m

Bathroom

10' 9" x 6' 6" 3.27m x 1.98m



Location

Quinta Cottage is a short distance from the promenade and other local amenities. It is conveniently located for 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 third exit onto Queen's Road, turn right onto Fferm Back Road, turn right onto Tan-Y-Bryn Road, turn right on to Nant Y Gamar Road where Quinta cottage can be found on the right-hand side.

Council Tax Band: D (provided on www.voa.gov.uk)
Energy Efficiency Rating: D

3 Bedroom Semi Detached Cottage

Quinta Cottage
Nant Y Gamar Road
Craig Y Don
Llandudno
LL30 3BD

£235,000

Reference Number: FP7879
20/10/23

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

