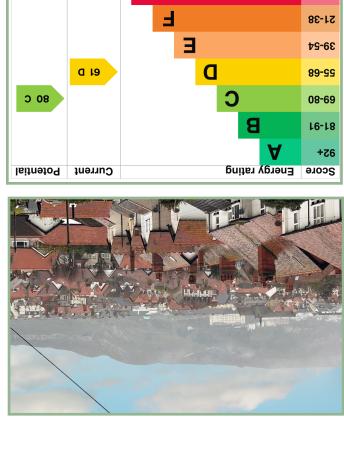
Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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. 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. 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

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# Four Bedroom Semi Detached Home

#### Description

A four bedroom semi detached home situated in the well established Crag-Y-Don village allowing an easy access to the promenade and beach

The property enjoys views overlooking Llandudno and the Great Orme and comprises of: Entrance hall with a separate porch, hallway, lounge area, dining room, bedroom with en suite. Kitchen with a fitted extractor fan and space for an electric oven.

To the first floor: two large double bedrooms, a third bedroom and bathroom.

UVPC double glazed windows and gas fired combination boiler. To the outside is a private driveway, rear private garden and timber garage.

- ✓ FREEHOLD
- ✓ WALKING DISTANCE TO BEACH AND PROMENADE
- ✓ EXTENDED FOUR BEDROOM HOME
- ✓ STUNNING VIEWS OF LLANDUDNO AND THE GREAT ORME
- ✓ SITUATED IN A DESIRABLE CUL DE SAC LOCATION

#### Porch

4′ 1″ x 7′ 8″ 1.24m x 2.33m

#### Hallway

14' 9" x 7' 1" 4.49m x 2.16m

# Downstairs Bedroom

13' 4" x 11' 5" 4.06m x 3.48m



## Ensuite

4′ 3″ x 9′ 11″ 1.29m x 3.02m



# Lounge

14' 6" x 12' 1" 4.42m x 3.68m



# **Under Stairs Storage**

Dining Room

12' 7" x 12' 3.83m x 3.66m

#### Kitchen

8' 7" x 7' 2.61m x 2.13m



#### Landing

12' 7" x 7' 1" 3.83m x 2.16m

#### Bedroom One

9' x 7' 1" 2.74m x 2.16m



Bedroom Two

14' 9" x 10' 3" 4.49m x 3.12m



# Bedroom Three

12' 1" x 10' 9" 3.68m x 3.27m

#### Bathroom

8′ 5″ x 7′ 1″ 2.56m x 2.16m

# Location

Wherndale 5 Princes drive 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 Pentywyn 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 Roumania Drive. Take the third right onto Princes Drive and continue on this road to the top of the road and the property is the last one on the left as you reach the end of the road.

Council Tax Band: D (provided on <u>www.voa.gov.uk</u>

Energy Efficiency Rating: D

4 Bedroom Semi Detached Home

Wherndale 5 Princes Drive Llandudno LL30 1YB

# 1240,000 **f240**

Reference Number: FP7997 9/4/2024

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 fax: 01492 583616 email: conwy@fletcherpoole.com web: www.fletcherpoole.com









