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Fletcher & Poole



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been used and no guarantee as to their operability or efficiency can be given. Made with AutoCAD 2024

GROUND FLOOR (64.1 sq.m.) approx.

1ST FLOOR (43.2 sq.m.) approx.

TOTAL FLOOR AREA: 1123 sq ft (104.3 sq m.) approx.



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

8' 10" x 2' 6" 2.69m x 0.76m

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 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 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 www.voa.gov.uk)
Energy Efficiency Rating: D

4 Bedroom Semi Detached Home

Wherndale
5 Princes Drive
Llandudno
LL30 1YB

NO CHAIN

£240,000

Reference Number: FP7997
9/4/2024

Fletcher & Poole,
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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:

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web: www.fletcherpoole.com

