

Three Bedroom Victorian Home With One Bed Annex

Description

A superb detached Victorian home which has been completely reconfigured and refurbished within the last six years to a very high standard. The versatile accommodation offers three bedrooms (all with ensuites) and a self-contained one bedroom annex which can be accessed via an internal fire door from the main home and its own external door from the rear.

Situated in picturesque West Shore area of Llandudno, ideal for access to the beach, Great Orme and the local shops, Post Office and pub and within level walking distance to the main shops, amenities and promenade in the Victorian town, this beautiful home is ideal for a family with dependent relatives, teenagers or as the current owners do – rent out the Annex as a holiday let.

The immaculately presented accommodation is brimming with original features to include stained glass windows, Minton tiled floors, high ceilings and coving and comprises: Porch, a grand and welcoming reception hallway with original staircase, lounge with bay window and feature fireplace, dining room with double French doors leading out onto the rear garden, inner hall area with access to the W.C, boiler room and walk in linen cupboard, fantastic large kitchen/breakfast room with double French doors opening out from the breakfast area onto the garden. The modern kitchen has an integrated five ring gas hob, double electric oven, fridge/freezer and dishwasher and granite worktops, utility room with space and plumbing for a washing machine and dryer.

To the first floor: good sized landing with space for a desk/office area and access into the part boarded loft which has light, a window and a water supply and would provide scope for further development. Master bedroom with modern ensuite shower room and a bay window with views of the mountains and The Great Orme, a second bedroom with modern ensuite shower room and bedroom three with an ensuite W.C.

ANNEX

Off the landing there is a fire door providing access into the self-contained annex which has an open plan lounge/kitchen/dining area. The modern kitchen has an integrated fridge/freezer, electric oven and hob, double bedroom and modern ensuite shower room. There is an external staircase from the lounge area to the rear of the property.

To the outside there is a low maintenance front yard area laid to block paving and stone chippings. The rear garden enjoys a south facing aspect and has been laid for low maintenance with a large flagged patio area ideal for outdoor entertaining. Timber shed housing the water tank for the sprinkler system and a larger timber shed for storage. A rear timber gate provides access to the parking/driveway which allows parking for four vehicles.

- * SUPERB DETACHED FOUR BEDROOM VICTORIAN HOME
- * RECONFIGURED AND REFURBISHED TO A HIGH STANDARD
- * VERSATILE ACCOMMODATION WITH ONE BEDROOM ANNEX
- * LOVELY LOCATION CLOSE TO THE BEACH AND GREAT ORME
- * EASY ACCESS TO THE SHOPS, PUB AND WALKING DISTANCE TO LLANDUDNO TOWN
- * VIEWS OF THE MOUNTAINS AND THE GREAT ORME
- * PARKING FOR FOUR VEHICLES TO THE REAR
- * FREEHOLD
- * SPRINKLER SYSTEM



3 Bedroom Home With 1 Bedroom Annex

37 Great Ormes Road
West Shore
Llandudno
LL30 2BP

£595,000

Reference Number: FP7989
28/3/2024

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 close to West Shore beach, shops, local schools, bus routes (26, 13,14 and 15) and Llandudno rail station. It is conveniently situated close to the town centre with its Victorian facades and wide range of shops, schools, theatre, beaches and Llandudno pier.

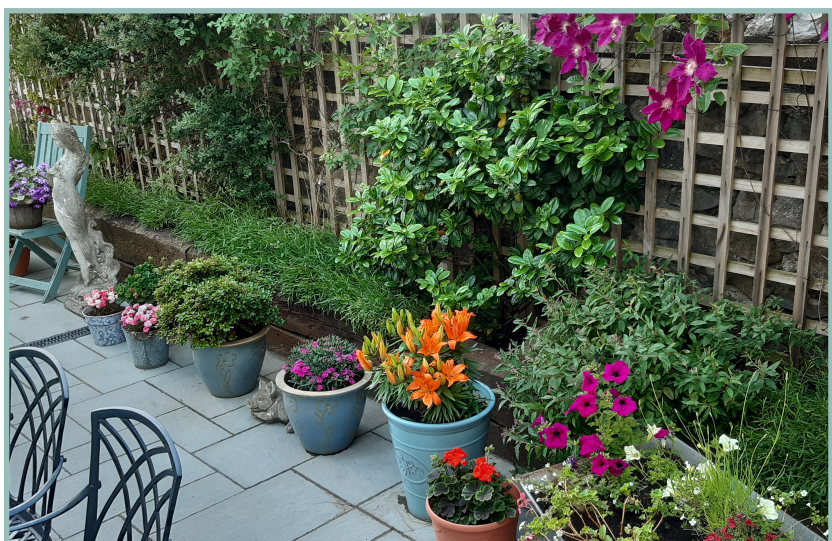
Directions

From Conwy cross over the Bridge in the direction of Deganwy. Bear left at the roundabout towards Llandudno. Continue along Glan y Mor Road and onto Deganwy Road. Pass through the village of Deganwy and continue in the direction of Llandudno, go across the mini roundabout and over the bridge onto Bryniau Road which merges onto Great Ormes Road, number 37 can be found on the right.

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

Energy Efficiency Rating: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



Three Bedroom Victorian Home With One Bed Annex

Porch

10' 6" x 4' 6" 3.20m x 1.37m

Hallway

25' x 7' 1" 7.62m x 2.16m

Lounge

17' 3" into bay x 18' 2" 5.26m x 5.54m

Dining Room

17' 9" x 13' 5" 5.41m x 4.09m

Inner Hall

6' 9" x 3' 1" 2.06m x 0.93m

W.C

3' 8" x 3' 5" 1.11m x 1.04m

Boiler Room

4' 8" x 3' 6" 1.42m x 1.06m

Airing Cupboard

8' 2" x 3' 1" 2.49m x 0.93m

Kitchen/Diner

23' 1" x 10' 6" 7.04m x 3.20m

Utility Room

11' x 6' 8" 3.35m x 2.03m



Landing

17' 8" x 11' 9" max 5.38m x 3.58m

Bedroom One

17' 9" x 13' 9" 5.41m x 4.19m

Ensuite

7' 4" x 6' 8" 2.23m x 2.03m

Bedroom Two

13' 3" x 13' 6" 4.04m x 4.11m

Ensuite

6' 3" x 4' 6" 1.90m x 1.37m

Bedroom Three

11' 5" x 10' 1" 3.48m x 3.07m

Ensuite W.C

4' 11" x 3' 2" 1.50m x 0.96m



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ANNEX

Lounge/Kitchen/Diner

17' 4" x 11' 11" 5.28m x 3.63m

Bedroom

11' 11" x 10' 10" 3.63m x 3.30m

Ensuite Shower Room

7' 10" x 5' 4" 2.39m x 1.62m

