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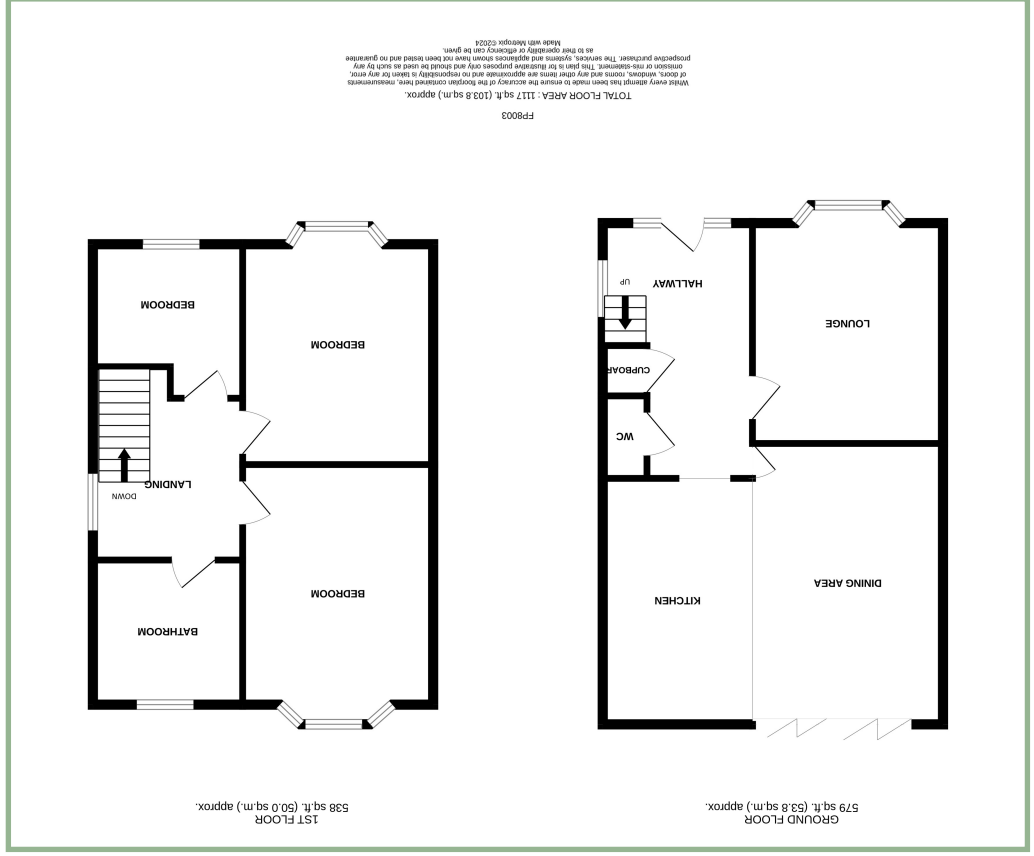
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Fletcher & Poole



| Score | Energy rating | Potential |
|-------|---------------|-----------|
| 92+ | A | 84 B |
| 81-91 | B | |
| 69-80 | C | |
| 55-68 | D | 57 D |
| 39-54 | E | |
| 21-38 | F | |
| 1-20 | G | |



Contemporary Three Bedroom SemiDetached Home

Description

An immaculately presented three bedroom semi detached home which has been refurbished to a high standard in recent years with a superb open plan contemporary kitchen/diner at the rear of the property with bi-folding doors onto the garden. Ideally situated for access to the primary school, park, shops and promenade and within walking distance to the secondary school and main shops in the town.

The property enjoys views over Nant Y Gamar and the Great Orme and must be viewed to appreciate the convenient location and lovely contemporary feel.

The accommodation comprises: Hallway with understairs cupboard and W.C, lounge with large bay window, open plan kitchen/Diner with bi-folding doors onto the rear garden. The kitchen area has an integrated 5 ring gas hob, two electric ovens, fridge/freezer, washing machine and Quartz worktops.

To the first floor: Landing with access into the loft via a drop down ladder, master bedroom with two built in wardrobes, a second double bedroom and a single bedroom and contemporary four piece bathroom with freestanding bath and separate shower cubicle and underfloor heating.

UPVC double glazing and gas fired combination boiler with column style radiators.

To the outside there is a gated driveway allowing parking for three vehicles (The third parking space is behind the timber gate which also provides access to the garage.) and a lawned front garden. To the rear there is a flagged patio seating area, lawned area and a garage with power and light, utility room/ store with space and plumbing for a washing machine and dryer and a timber shed.

- ✓ TRADITIONAL THREE BEDROOM SEMI DETACHED HOME
- ✓ REFURBISHED TO A HIGH STANDARD
- ✓ SUPERB OPEN PLAN KITCHEN/DINER WITH BI-FOLDING DOORS
- ✓ ENJOYS VIEWS OF THE GREAT ORME AND NANT Y GAMAR
- ✓ DRIVEWAY PARKING AND GARAGE
- ✓ LIGHT AND SPACIOUS ROOMS
- ✓ FREEHOLD

Hallway

14' 9" x 6' 5" 4.49m x 1.95m

W.C

4' 10" x 2' 5" 1.47m x 0.73m

Lounge

13' 10" x 11' 1" 4.21m x 3.38m



Dining Room

16' 6" x 11' 3" 5.03m x 3.43m



Kitchen Area

12' 9" x 8' 8" 3.88m x 2.64m

Landing

7' 11" x 6' 5" 2.41m x 1.95m

Bedroom One

14' 1" x 11' 1" 4.29m x 3.38m



Bedroom Two

15' x 11' 1" 4.57m x 3.38m



Bedroom Three

8' 11" max x 6' 5" 2.71m x 1.95m

Bathroom

8' 5" x 6' 3" 2.56m x 1.90m

Garage

17' 6" x 8' 7" 5.34m x 2.61m

Utility / Store

8' 6" x 4' 2.59m x 1.22m

Location

The property is situated in a residential street in Craig Y Don within level walking distance of the local shops, other facilities and the Promenade, it is close to the Promenade, the theatre, Mostyn Champney Retail Park, the new shopping development off Mostyn Broadway and Craig Y Don local shops and amenities.

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 and take the left onto Balfour Road, left onto Clarence Road where number 92 can be found on the right.

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

Energy Efficiency Rating: D

3 Bedroom Semi Detached Home

92 Clarence Road
Llandudno
LL30 1DT

£325,000

Reference Number: FP8003
16/4/2024

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
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email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

