

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 take 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.

F&P Fletcher & Poole

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



# Three Bedroom End Terrace Home

## Description

A three bedroom end terrace home, laid over three floors, in sought after location within a two minute walking distance to the beach and a walking distance to Llandudno town centre and Nant y Gamar. The accommodation is in need of a little TLC, and has potential to be a four bedroom, two bathroom property or even two separate apartments. Currently the property comprises of: Hallway, large lounge, dining room, kitchen including a four ring gas hob, integrated electric oven and space for dishwasher, washing machine integrated extractor fan. To the first floor: Bathroom and two double bedrooms. To the second floor: Master bedroom. To the outside rear; Low maintenance courtyard garden and storage shed. UPVC double glazing and gas combination boiler.

- ✓ FREEHOLD
- ✓ WALKING DISTANCE TO THE LOCAL AMENITIES
- ✓ THREE BEDROOM END TERRACE WITH POTENTIAL
- ✓ ACCOMMODATION LAID OVER THREE FLOORS

## Hallway

14' 2" x 3' 11" 4.31m x 1.19m

## Lounge

16' x 11' 3" 4.87m x 3.44m



## Dining Room

12' 1" x 15' 3" 3.68m x 4.65m



## Kitchen

10' 8" x 8' 11" 3.25m x 2.71m



## Landing

16' 7" x 6' 6" 5.05m x 1.98m

## Bedroom Three

12' 2" x 9' 7" 3.71m x 2.92m



## Bedroom Two

13' 6" x 8' 8" 4.11m x 2.65m

## Bathroom

9' 5" x 6' 5" 2.87m x 1.95m



## Landing

7' x 5' 4" 2.13m x 1.62m

## Bedroom One

20' 11" x 14' 11" 6.38m x 4.54m



## Location

The property is situated in Craig Y Don, walking distance to the Promenade, the theatre, Mostyn Campney Retail Par, the 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 Glen Y Mor Road. Take a tight turn up Pentwyn Road and proceed along, going straight across the mini round about. Take the third exit towards Craig Y Don, continue along Queens Road, at the road junction turn left and then first right onto pleasant street where the property is the first end terrace house on the left.

Council Tax Band: D (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Efficiency Rating: E

## 3 Bedroom End Terrace Home

11 Pleasant Street  
Llandudno  
Conwy  
LL30 1LJ

**£190,000**

Reference Number: FP8014  
1/5/2024

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](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

