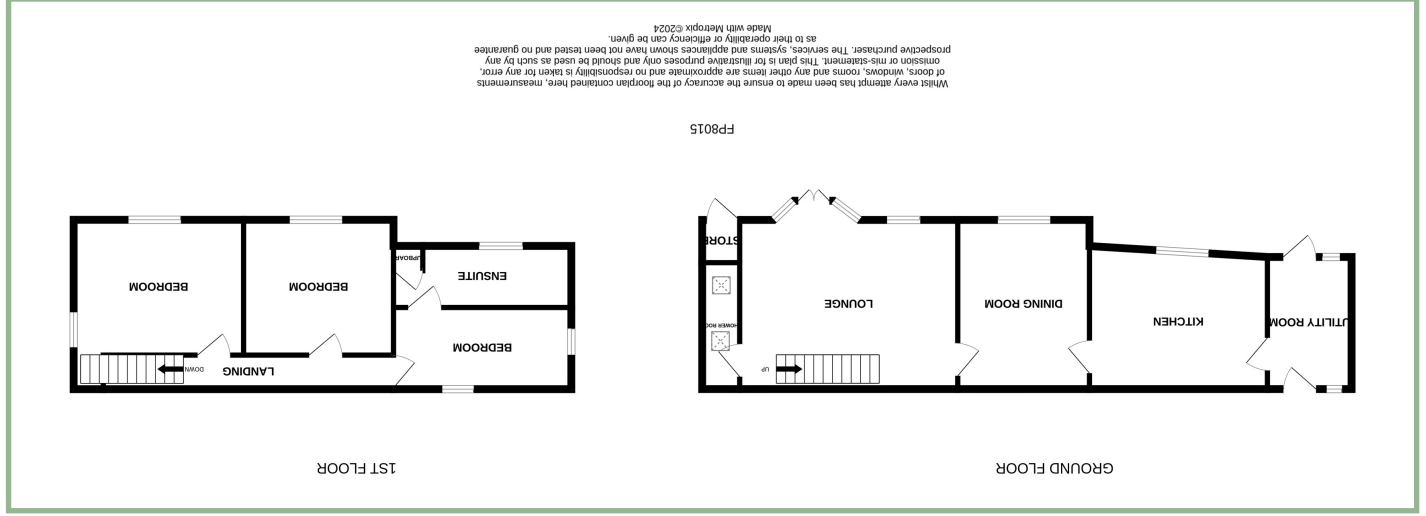


# F&P Fletcher & Poole



# Three Bedroom Grade II Listed 18th Century Detached Cottage

## Description

A beautifully presented three bedroom Grade 2 listed cottage built in the 18th century. Tan Y Fron is situated on the lower slopes of the Great Orme and allows for easy access to lovely walks on the Orme, the promenade and within minutes walk to the shops, cafes and restaurants.

This lovely detached home enjoys a cottage wildlife front garden and enjoys views over Llandudno and the Little Orme.

The accommodation which retains some lovely character features comprises: Double doors into the lounge which has wood block flooring and a log burner, dining room again with wood block flooring and window seat, kitchen with new integrated fridge and electric oven and hob, utility room with space and plumbing for a washing machine, dishwasher and dryer and rear door onto Cwlach Street. There is a shower room located just off the lounge/ stairs.

To the first floor: Three bedrooms (one of which has an ensuite bathroom).

Timber glazing and double throughout and gas fired Worcester combination boiler and all new internal cottage style doors to the first floor.

To the outside there is a detached garage with power, light and electric door and a superb front garden with a long pathway leading up to the front door which is bordered by a variety of pretty flowers, there are several lawned areas with ornamental pond, greenhouse and a large variety of fruit trees and plants. A large flagged patio area just off the front door provides an ideal area for Al Fresco dining or just taking in the views over the town and the front garden and for those chillier evenings there is a garden room with double doors or could be converted into a home office. There is also a store/ potting shed off the patio.

- ✓ GRADE 2 LISTED 18TH CENTURY COTTAGE
- ✓ SET BACK OFF THE ROAD AT THE FOOT OF THE GREAT ORME
- ✓ RETAINS SOME LOVELY CHARACTER FEATURES
- ✓ GOOD SIZE LANDSCAPED GARDEN
- ✓ ENJOYS VIEWS OVER LLANDUDNO & THE LITTLE ORME
- ✓ GOOD SIZE GARAGE
- ✓ WALKING DISTANCE TO THE TOWN & PROMENADE
- ✓ FREEHOLD

## Lounge

16' 6" max x 12' 7" x 12' 9" 5.03m x 3.83m x 3.88m



## Dining Room

15' 1" x 9' 10" 4.60m x 3.00m



## Utility Room

9' 11" x 6' 4" 3.02m x 1.93m

## Shower Room

9' 10" x 12' 7" 3.00m x 3.83m



## Kitchen

13' 5" x 10' 3" 4.09m x 3.12m



## Bedroom One

12' 10" x 11' 3.91m x 3.35m



## Bedroom Two

12' max x 6' 2" 3.66m x 1.87m

## 3 Bedroom Cottage

Tan Y Fron  
43 Church Walks  
Llandudno  
LL30 2HL

**£360,000**

Reference Number: FP8015  
3/52024

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)

## Ensuite

10'1" x 4' 10" 3.07m x 1.47m

## Bedroom Three

9' 11" x 9' 10" 3.02m x 3.00m

## Location

Church Walks is not far from the Promenade, pier and other local amenities. It is conveniently situated, close to 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 oneway system out of Conwy across the bridge. At the roundabout take the first exit and follow the road onwards through Deganwy and towards Llandudno, proceed along this road, stay straight ahead, at the roundabout take the first exit, at the next mini roundabout take second exit onto Great Orme's Road, right onto Abbey Road, left onto Church Walks where Tan y Fron can be found on the left.

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

