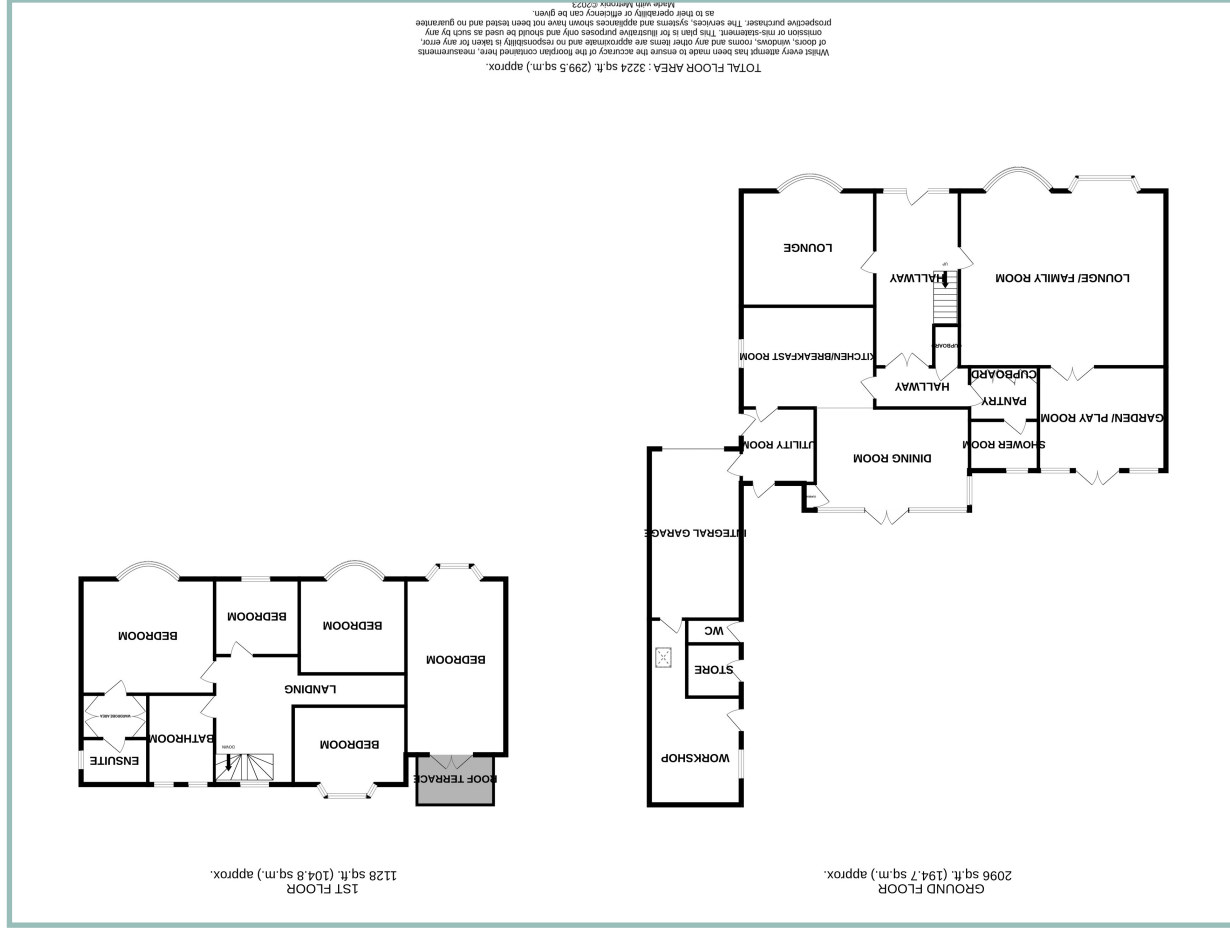


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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 make 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.

[www.fletcherpoole.com](http://www.fletcherpoole.com)

**Fletcher & Poole**  
DIAMOND COLLECTION



# Five Bedroom Detached 1930's Family Home

## Description

A superb detached five bedroom period home built in the 1930's, close to the beach in west shore, lovely walks on the Great Orme and within level walking distance to the Victorian town of Llandudno.

The property offers a lovely mix of period features, large spacious rooms and a contemporary extension to the rear creating an ideal space for a family and entertaining.

The good size reception hall enjoys an arched oak front door, original stained glass windows and extra wide solid wood staircase. Lounge/snug with oak open fire and bay window, large lounge/family room with two bay windows and double door into a garden/play room with under-floor heating, which also has double doors onto the rear garden. An inner hall area leads to an original pantry with large storage cupboards and marble work top and modern shower room with w.c. Good size oak kitchen with integrated dishwasher, fridge and gas range, breakfast bar area and slate floor. A couple of steps down lead to a superb dining room/entertaining space which has under-floor heating and double doors leading out onto the rear garden. Utility room with space and plumbing for a washing machine, dryer and fridge/freezer. Integral door into the garage and workshop.

To the first floor: Good size landing, master bedroom with bay window and walk-in wardrobe area which then leads into the modern en-suite shower room with feature round stained glass window. Bedrooms two and three both with corner sinks and fireplaces, bedrooms four and five and family bathroom. UPVC double glazing and gas fired Glow Worm combination boiler. The heating systems divided into four zones ensuring greater control and energy efficiency.

To the outside there is driveway parking for approximately five cars. To the rear of the property there is a good size garden mainly laid to lawn with a raised decked seating area, outside store room, W.C. and external electric socket.

- \* SUBSTANTIAL DETACHED 1930'S FAMILY HOME WITH SUPERB EXTENSION TO THE REAR
- \* RETAINS A WEALTH OF PERIOD FEATURES COMBINED WITH CONTEMPORARY MODERN LIVING
- \* OCCUPIES A LARGE PLOT WITH DRIVEWAY PARKING & REAR GARDEN
- \* ENJOYS VIEWS OF THE GREAT ORME
- \* LOCATED FOR EASY ACCESS TO THE BEACH, SCHOOLS, SHOPS & LOVELY GREAT ORME WALKS
- \* BEAUTIFULLY PRESENTED THROUGHOUT
- \* NO CHAIN

## Hallway

19' 2" x 9' 8" 5.84m x 2.94m



## Lounge/Snug

15' 4" x 14' 5" 4.67m x 4.39m



5 Bedroom Detached House

5 GREAT ORMES ROAD  
LLANDUDNO  
CONWY  
LL30 2AW

NO CHAIN

**£675,000**

REDUCED FROM £695,000

Reference Number: FP7743

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

Great Orme's Road is located on the West Shore, 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, proceed onto Bryniau Road, continue onto and along Gt. Ormes Road, at the mini roundabout proceed straight across where number 5 can be found on the right.

Council Tax Band: G (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# Five Bedroom Detached 1930's Family Home

## Lounge/Family Room

23' 7" x 20' 8" into bay 7.19m x 6.30m

## Garden/Play Room

14' 6" x 11' 10" 4.42m x 3.60m



## Inner Hall Area

7' 9" x 2' 9" 2.36m x 0.83m

## Pantry

7' 2" x 6' 1" 2.18m x 1.85m

## Shower Room

6' 4" x 5' 4" 1.93m x 1.62m

## Kitchen

16' 6" x 11' 7" 5.03m x 3.53m

## Dining Room

18' 5" x 11' 8" 5.62m x 3.55m

## Utility Room

8' 7" x 7' 2" 2.61m x 2.18m

## Landing

22' 11" x 14' 9" 6.99m x 4.49m

## Master Bedroom

14' 6" x 16' 5" into bay 4.42m x 5.00m



## Wardrobe Area

5' 1" x 2' 11" plus wardrobes 1.55m x 0.88m

## En-Suite Shower Room

6' 5" x 5' 3" 1.95m x 1.60m

## Bedroom Two

12' 10" x 16' 4" into bay 3.91m x 4.98m



## Bedroom Three

19' x 10' 1" 5.79m x 3.07m



## Bedroom Four

12' 8" x 10' 6" 3.86m x 3.20m



## Bedroom Five/Office

9' 8" x 7' 8" 2.94m x 2.33m



## Bathroom

10' 11" x 9' 4" 3.32m x 2.84m



## Garage

19' 5" x 10' 6" 5.92m x 3.20m

## Workshop

21' 2" max x 10' 6" 6.05m x 3.20m

## Store

5' 7" x 6' 1.70m x 1.82m

## W.C.

6' 3" x 2' 10" 1.90m x 0.86m

## 5 Bedroom Detached House

5 GREAT ORMES ROAD  
LLANDUDNO  
CONWY  
LL30 2AW

NO CHAIN

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