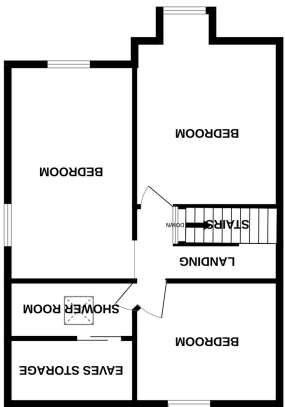
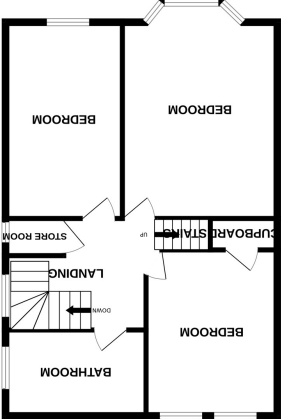


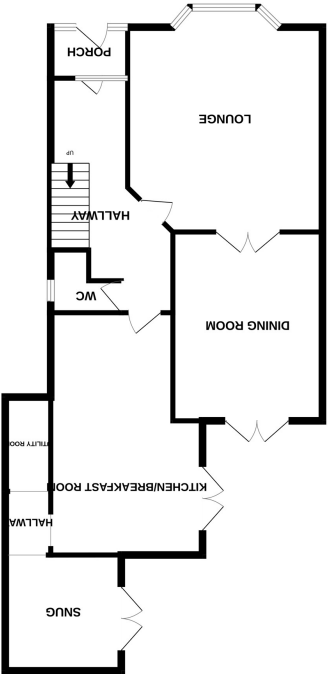
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



2ND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR
655 sq.ft. (60.9 sq.m.) approx.



GROUND FLOOR
904 sq.ft. (83.9 sq.m.) approx.

TOTAL FLOOR AREA: 2146 sq.ft. (199.4 sq.m.) approx.
FPH531
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SIX BEDROOM, THREE STOREY, SEMI DETACHED VICTORIAN HOME

Description

A well presented three storey six bedroom semi detached Victorian home situated on the level within walking distance to the shops, restaurants and cafes in Craig Y Don, the promenade and lovely walks on Nant Y Gamar.

The versatile and substantial accommodation which is laid over three floors comprises: Entrance porch with double doors through to the hallway, W.C, lounge with wall mounted electric fire and double doors into the dining room which has double doors onto the rear garden, recently fitted modern kitchen/breakfast room with integrated full length fridge and freezer, electric oven, gas hob, corner carousel cupboard and a cupboard for a dryer, inner hall area providing access to a utility room with space and plumbing for a washing machine and the Ideal combination boiler, snug with double doors onto the rear garden.

To the first floor: Landing with walk in store cupboard/room, three bedrooms and four piece bathroom.

To the second floor: Three further bedrooms (one of which currently has some kitchen units fitted) and a shower room.

UPVC double glazing and gas fired Ideal combination boiler.

To the outside there is a low maintenance gated front garden with timber gate providing access to the rear garden which is mainly laid to lawn with flagged patio seating areas, raised beds and a timber gate providing access to the rear.

- ✓ SUBSTANTIAL SIX BEDROOM SEMI DETACHED HOME
- ✓ OFFERS VERSATILE AND EXTENDED ACCOMMODATION
- ✓ VICTORIAN PERIOD PROPERTY WITH CHARMING FEATURES
- ✓ MODERN KITCHEN AND BATHROOM
- ✓ SITUATED ON THE LEVEL CLOSE TO THE SHOPS & PROMENADE
- ✓ FREEHOLD

Porch

6’ x 3’ 11” 1.82m x 1.19m

Hall

18’ 3” max x 9’ 6” 5.57m x 2.89m

W.C

5’ 7” x 5’ 5” 1.70m x 1.65m

Lounge

16’ 8” x 15’ 2” 5.08m x 4.62m



Dining Room

14’ 9” x 11’ 9” 4.49m x 3.58m



Snug

8’ 10” x 9’ 1” 2.69m x 2.77m

Utility Room

7’ 4” x 3’ 5” 2.23m x 1.04m

Kitchen/Breakfast Room

18’ 10” x 11’ 10” 5.74m x 3.60m



Landing

8’ 6” x 12’ 7” max 2.59m x 3.83m

Bedroom One

16’ 6” max x 11’ 11” 5.03m x 3.63m

Bedroom Two

13’ x 9’ 5” 3.96m x 2.87m

Bedroom Three

12’ 9” x 11’ 10” 3.88m x 3.60m

Bathroom

9’ 5” x 6’ 7” 2.87m x 2m

Store Room

4’ 6” x 2’ 11” 1.37m x 0.88m

Landing

5’ 3” x 3’ 7” 1.60m x 1.09m

Bedroom Four

15’ 11” x 9’ 11” 4.85m x 3.02m

Bedroom Five

14’ x 11’ 6” 4.26m x 3.50m

Shower Room

10’ 7” x 4’ 8” 3.22m x 1.42m

Bedroom Six

9’ 10” x 9’ 7” 3m x 2.92m

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, 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 proceed to the end of this road. At the junction turn right onto Mostyn Avenue where the property will be located on the left-hand side.

Council Tax Band: E (provided on www.voa.gov.uk)
Energy Efficiency Rating: E
Tenure: Freehold

6 Bedroom Semi Detached Home

48 Mostyn Avenue
Craig Y Don
Llandudno
LL30 1DZ

OFFERS OVER
£400,000

Reference Number: FP8531
27/1/2026

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
web: www.fletcherpoole.com

