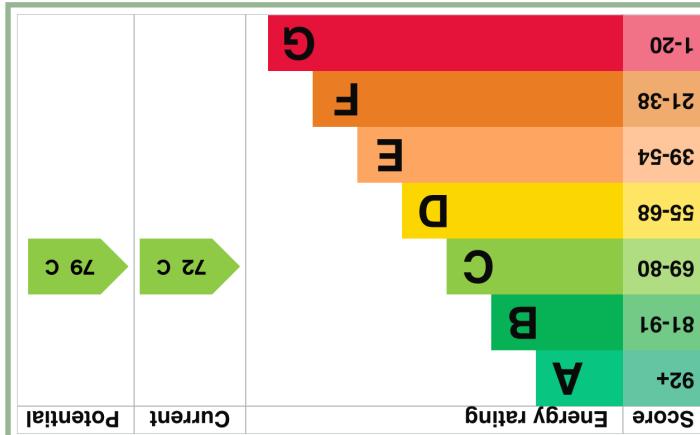


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment recommended shall be the sole details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We will also confirm that the property is free from any encumbrances. We will also confirm that the property is free from any encumbrances. This is particularly important if you are contemplating travelling to view the property. 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 is free from any encumbrances. This is particularly important if you are contemplating travelling to view the property.

www.fletcherpoole.com



DELIGHTFUL FIRST AND SECOND FLOOR APARTMENT IN SOUGHT AFTER LOCATION WITH STUNNING SEA AND MOUNTAIN VIEWS

Description

This split level two double bedroom apartment is situated on West Shore and boasts frontal views of the sea and Conwy Mountains along with rear views of The Great Orme! The accommodation in brief comprises: Private entrance, with stairs to first floor. Landing area with skylight, stairs with spindles and banister, carpet floor. Bedroom two offers fitted furniture, carpet floor, radiator, window to rear with views of the Orme. The bathroom has a window to the side, radiator, vinyl floor, fitted three-piece suite comprising, panel bath with shower attachment, pedestal wash hand basin, and low-level WC. The second-floor landing has space for informal seating, carpet floor and skylight. Bedroom one has a window to the rear with views of the Orme, fitted furniture, carpet floor, and radiator. The en-suite has a fitted shower enclosure, pedestal wash hand basin, and low-level WC, heated towel rail and vinyl floor, tiled splash back areas. The kitchen is fitted with matching wall and base level units with complimentary work tops, integrated sink, drainer, mixer tap, oven, hob, and extractor, space and plumbing for other kitchen appliances, window to the front with sea and mountain views, radiator, and vinyl floor. The living room is surprisingly spacious and can easily afford full sofa set plus dining furniture, there is a window to the front with views over West Shore beach, the sea and mountains, the room is finished with carpet floor and has a radiator. The property benefits from full double glazing and is heated via a combination gas boiler that also provides the hot water.

- ✓ SPLIT LEVEL APARTMENT
- ✓ TWO BEDROOMS
- ✓ TWO BATHROOMS
- ✓ SPACIOUS INTERIORS
- ✓ WEST SHORE LOCATION
- ✓ STUNNING SEA/MOUNTAIN VIEWS

Entrance Hall

1st Floor Landing

10' 3" x 6' 5" 3.12m x 1.95m

Bedroom Two

10' 10" x 6' 4" 3.30m x 1.93m

Bathroom

7' 7" x 4' 10" 2.31m x 1.47m



2nd Floor Landing

6' 10" x 6' 6" 2.08m x 1.98m

Bedroom One With Ensuite

11' 11" x 10' 3" 3.63m x 3.12m



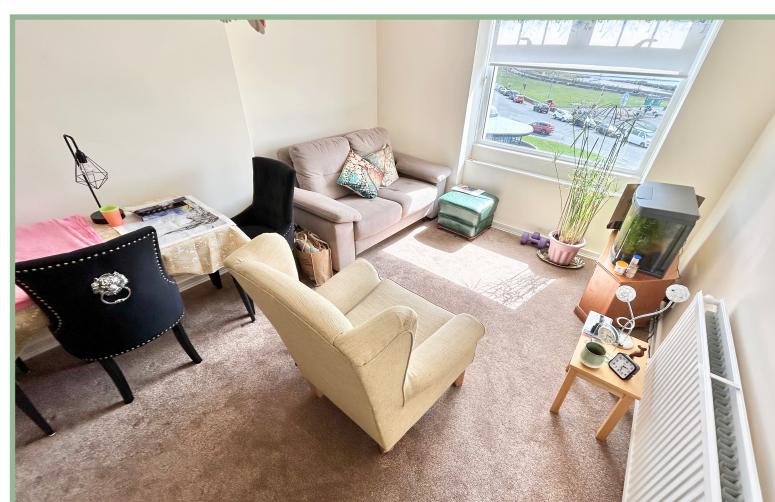
Kitchen

13' 7" x 7' 6" 4.14m x 2.28m



Living Room

16' 6" x 10' 10" 5.03m x 3.30m



Location

Cressington is located on the West Shore, not far from the Promenade 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 one-way 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 left onto Lloyd Street West, left onto West Parade where Cressington can be found on the left.

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

Energy Efficiency Rating: C

Tenure: Leasehold with a 1/4 share of the Freehold.

Agent Notes: There is an annual charge of £125.00 which covers the buildings insurance and care of the communal areas. No holiday lets or pets allowed in the building.

2 Bedroom First & Second Floor Apartment

**Flat 8, Cressington
West Parade
Llandudno
LL30 2BB**

£170,000

Reference Number: FP8341
6/1/2026

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

