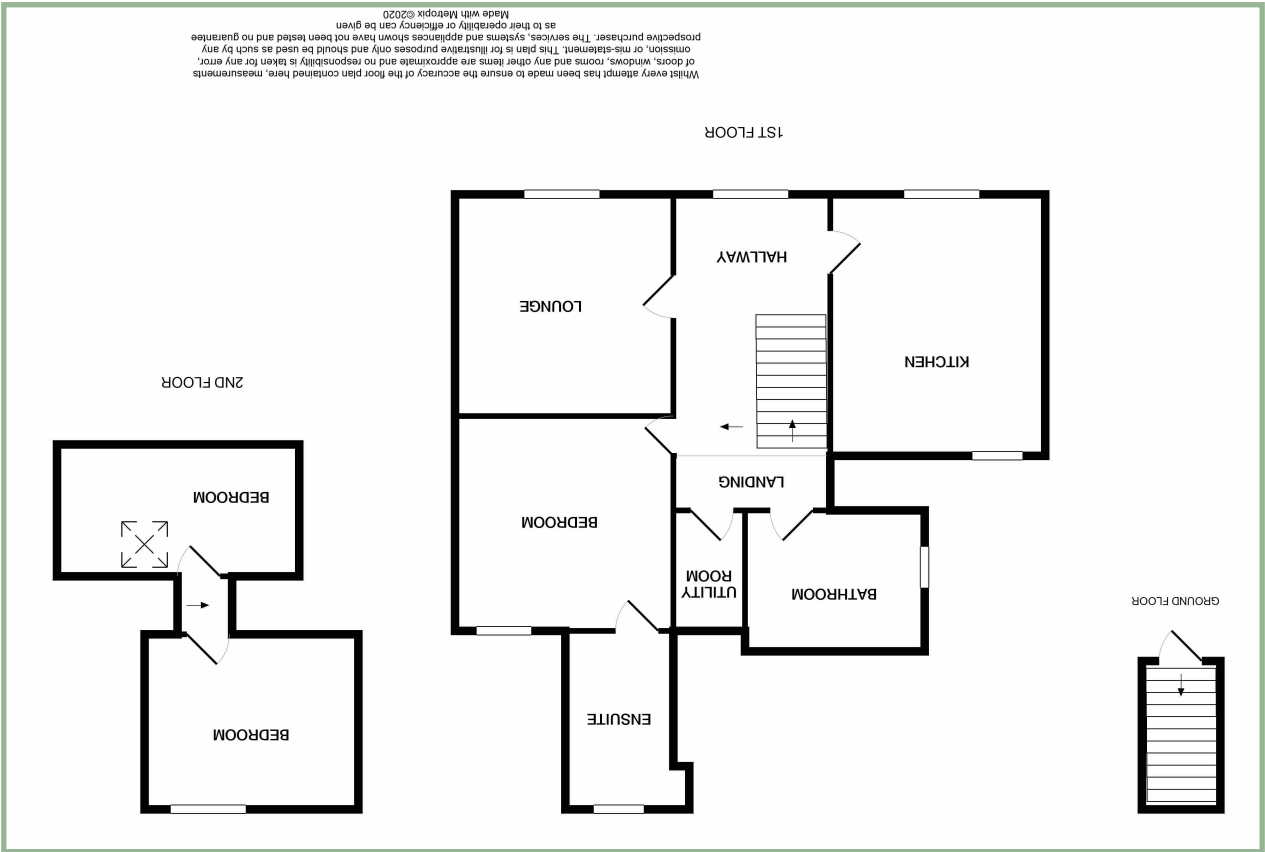


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcherpoole.com



Beautifully Presented Three Bedroom Maisonette

Description

A beautiful presented three bedroom maisonette situated within easy walking distance of the town centre.

The accommodation comprises: Communal entrance hall, personal door to the the property: Stairs to accommodation, bathroom, utility room, bedroom with en-suite shower room, lounge and kitchen/ diner. To the second floor: Two bedrooms. UPVC double glazing and gas central heating. To the front of the property is a lawned garden.

- ✓ SPACIOUS THREE BEDROOM MAISONETTE
- ✓ SITUATED IN A CENTRAL LOCATION ALLOWING FOR EASY ACCESS TO THE TOWN CENTRE
- ✓ SITUATED ON THE FIRST FLOOR WITH ACCOMMODATION LAID OVER TWO FLOORS

Bathroom

6' 10" x 8' 2" 2.08m x 2.49m



Utility Room

7' 5" x 3' 11" 2.26m x 1.19m

Bedroom One

12' 4" x 13' 2" 3.76m x 4.01m



En-Suite Shower Room

6' 11" x 5' 10" 2.11m x 1.78m

Lounge

14' 4" x 12' 11" 4.37m x 3.94m



Kitchen

15' x 12' 5" 4.57m x 3.78m



Bedroom Two

10' 1" x 12' 1" 3.07m x 3.68m



Bedroom Three

7' 8" x 14' 1" 2.33m x 4.29m



Location

Trinity Avenue is located 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 straight over the roundabout onto Bryniau Road, right onto Trinity Avenue, proceed along this road where number 53 can be found on the right.

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

Energy Efficiency Rating: Current Band TBC

3 Bedroom Maisonette

ORME VIEW
53 TRINITY AVENUE
LLANDUDNO
CONWY
LL30 2TQ

£230,000

Reference Number: FP7073

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

