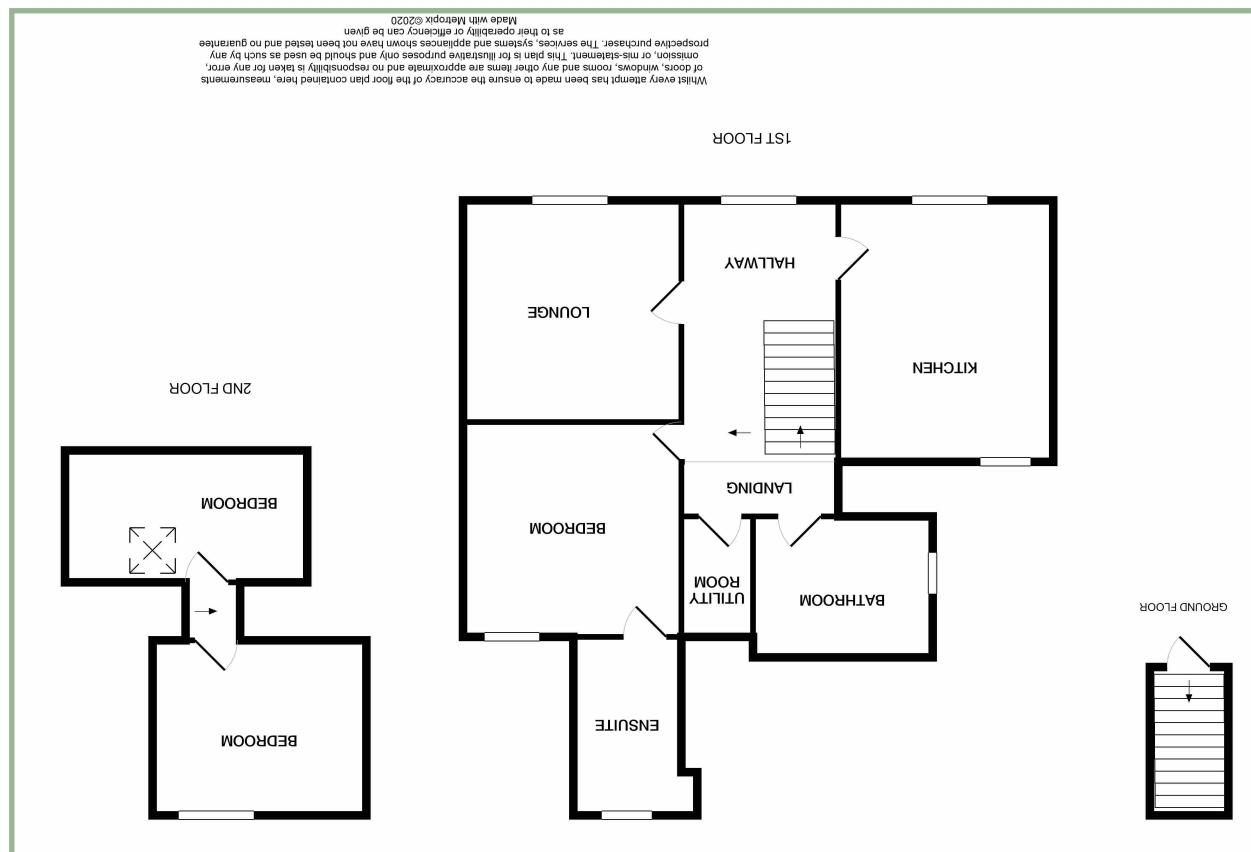


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements of fact and the seller does not constitute any representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representations or warranties in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

www.fletcherpoole.com

# Hether G Pool



# 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 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](http://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](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

