



# Beautifully Presented & Extended Three Bedroom Semi Detached Home

## Description

A beautifully presented and very well maintained three bedroom semi detached home enjoying lovely views over the playing field and the Great Orme. The property has been the much loved family home for nearly 30 years with the current owners having extended the property to the rear creating a superb dining kitchen with access onto the rear garden.

The well planned accommodation comprises: Entrance hallway with understairs cupboard, lounge with bay window, modern shower room, sitting room with access into the large dining room which has double doors onto the rear garden and access into the modern kitchen/breakfast room which has a five ring gas range, integrated fridge and slimline dishwasher and breakfast bar area and internal door into the garage which has power, light and a utility area with space and plumbing for a washing machine and dryer.

From the hallway stairs lead to the first floor accommodation: Landing, three bedroom all with built in wardrobes and a modern bathroom.

UPVC double glazing and gas fired Glow Worm combination boiler. To the outside there is a gated block paved driveway and garage. The rear garden has a lawned area, decked seating area and a timber shed.

- ✓ BEAUTIFULLY PRESENTED AND EXTENDED THREE BEDROOM SEMI DETACHED HOME
- ✓ ENJOYS SUPERB VIEWS OVER THE PLAYING FIELD AND THE GREAT ORME
- ✓ GATED DRIVEWAY PARKING AND GARAGE
- ✓ LANDSCAPED REAR GARDEN
- ✓ SUPERB FAMILY HOME WHICH MUST BE VIEWED TO BE APPRECIATED
- ✓ FREEHOLD

## Hallway

13' 3" x 6' 4.04m x 1.82m

## Lounge

13' 8" x 10' 11" 4.16m x 3.32m



## Sitting Room

11' 8" x 11' 1" 3.55m x 3.38m



## Dining Room

18' 11" x 8' 7" 5.77m x 2.61m



## Kitchen

12' 9" x 6' 10" 3.88m x 2.08m



## Shower Room

7' 8" x 7' 11" 2.33m x 2.41m

## Landing

8' 9" x 8' 5" 2.66m x 2.56m

## Bedroom One

12' 8" into wardrobes x 11' 7" 3.86m x 3.53m



## Bedroom Two

11' 9" x 11' 1" 3.58m x 3.38m

## Bedroom Three

9' 8" into wardrobes x 7' 4" 2.94m x 2.23m

## Bathroom

8' 4" x 5' 6" 2.54m x 1.67m

## Garage

13' 10" x 7' 6" 4.21m x 2.28m

## Location

Rhuddlan 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 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 Pentywn Road and proceed along, going straight across at the mini roundabout, continue until you reach the large roundabout. Take the second exit onto the dual carriageway and turn left onto Maenan Road, right onto Gwydr Road, right onto Rhuddlan Avenue, where number 58 can be found on the right.

Council Tax Band: D (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Efficiency Rating: D

3 Bedroom Semi Detached Home

58 Rhuddlan Avenue  
Llandudno  
LL30 1LN

**£325,000**

Reference Number: FP8079  
4/72024

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)

