

Please contact us before viewing the property. If there is any point of particular importance to you are contemplating travelling some distance to view the property, we strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. 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 referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

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# Four Bedroom Semi Detached Period Home In A Sought After Location

## Description

The Spinney is an elegant four bedroom semi detached home built in 1921 which retains lovely period features to include high ceilings, coving, Delph rack and fireplaces. Situated in a highly sought after residential area within walking distance to the park, shops, promenade and lovely walks over Nant Y Gamar. The property occupies a corner plot with lovely well stocked and South facing front and side gardens overlooking the gardens of St Dunstan's.

The spacious accommodation comprises: Good size entrance hallway, W.C, lovely lounge with bay window and open fireplace, dining room with feature windows, inner hallway, kitchen/breakfast room with 4 ring gas hob, electric oven and space for a fridge/freezer and dishwasher. Utility room with built in cupboards, pantry and workshop.

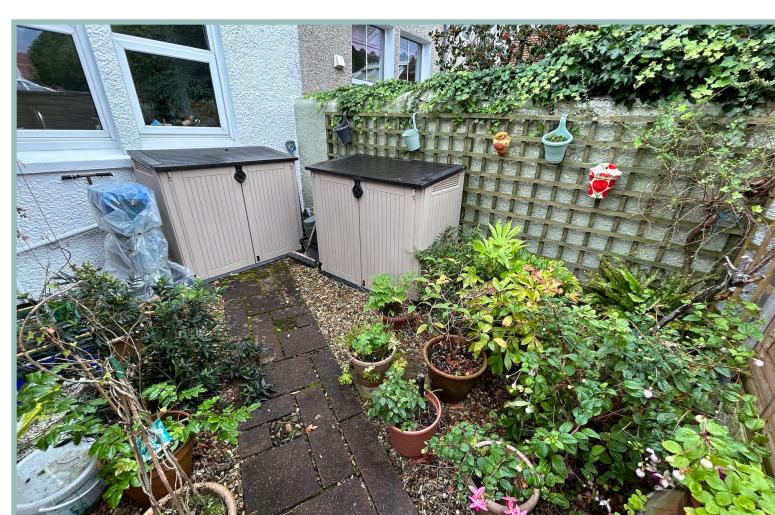
To the first floor: Good size landing, master bedroom with feature windows, two further double bedrooms and a single bedroom, modern shower room and a separate W.C. Partly UPVC double glazing and Worcester gas fired combination boiler. There is a good size part boarded loft with drop down ladder which would be ideal for further development.

To the outside there is a block paved driveway parking for two cars, arched gate and footpath to the canopied front door. There is a lovely well established side and front garden with a flagged patio seating area, ornamental pond, lawn and well stocked borders with a large variety of shrubs and plants. There is an additional side gate providing access to a side storage area and an enclosed rear courtyard area.

- \* SUBSTANTIAL FOUR BEDROOM SEMI DETACHED PERIOD HOME
- \* ENJOYS LOVELY PERIOD FEATURES TO INCLUDE HIGH CEILINGS, COVING AND FIREPLACES
- \* SITUATED IN A HIGHLY SOUGHT AFTER LOCATION
- \* OCCUPIES A CORNER PLOT WITH SOUTH FACING FRONT AND SIDE GARDEN
- \* WITHIN MINUTES WALK TO THE PARK, SHOPS AND PROMENADE

## Hallway

16' 6" x 14' 9" 5.03m x 4.49m



4 Bedroom Semi Detached Home

**The Spinney  
Meadow Gardens  
Craig Y Don  
Llandudno  
LL30 1UW**

**£375,000  
REDUCED FROM £400,000**

Reference Number: FP7860  
27/9/23

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



## Location

The property is situated in a residential area of Craig Y Don within level walking distance of the local shops, other facilities and the Promenade, it is within a short walk of 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 Pentywyn 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, take the right turn, just after the traffic lights, onto Fferm Bach Road, left onto Meadow Gardens where The Spinney can be found on the corner on the left.

Council Tax Band: F (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: TBC



# Four Bedroom Semi Detached Period Home In A Sought After Location

## W.C

7' 2" x 3' 10" 2.18m x 1.17m

## Lounge

20' 7" into bay x 14' 9" 6.28m x 4.49m



## Dining Room

15' 8" x 15' 5" 4.77m x 4.70m



## Inner Hall

6' 6" x 5' 1" 1.98m x 1.55m

## Kitchen/Breakfast Room

13' 10" x 11' 6" 4.21m x 3.50m

## Utility Room

9' 2" x 5' 1" plus cupboards 2.79m x 1.55m

## Pantry

9' 4" x 3' 5" 2.84m x 1.04m

## Workshop

9' 4" x 10' 10" 2.84m x 3.30m

## Landing

19' 1" x 7' 4" 5.82m x 2.23m

## Bedroom One

15' 5" x 12' 10" 4.70m x 3.91m



## Bedroom Two

15' 10" x 14' 9" 4.82m x 4.49m



## Bedroom Three

13' 9" x 11' 6" 4.19m x 3.50m

## Bedroom Four

8' 6" x 7' 7" 2.59m x 2.31m

## Bathroom

9' 3" x 7' 8" 2.82m x 2.33m



## W.C

6' 3" x 2' 10" 1.90m x 0.86m

4 Bedroom Semi Detached Home

The Spinney Meadow Gardens Craig Y Don Llandudno LL30 1UW

**£375,000**

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