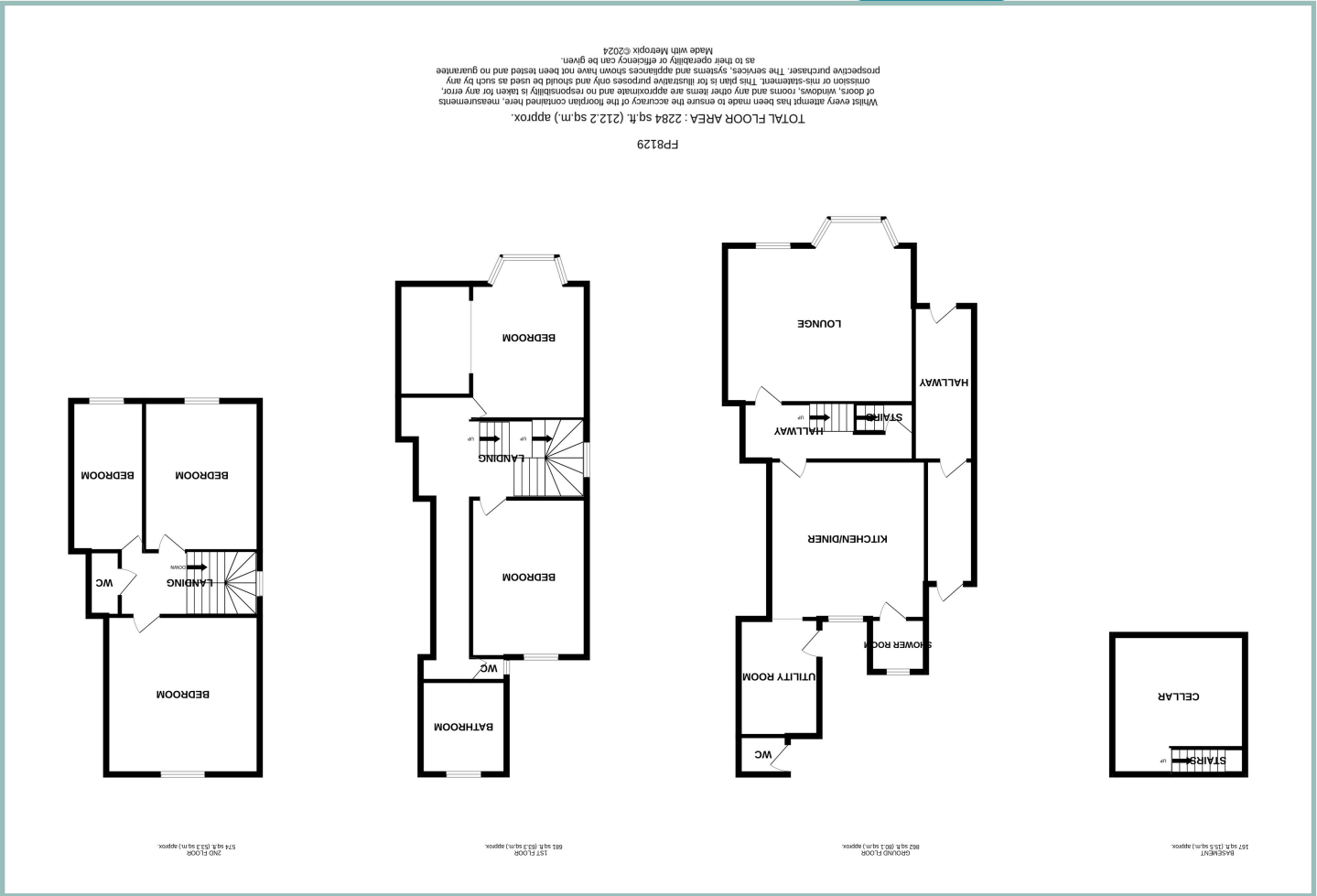


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or to the property and we have no authority to do so on behalf 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. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. 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 remains available. This is particularly important if you are contemplating traveling some distance to view the property.



www.fletcherpoole.com





# Five Bedroom Semi Detached Victorian Home

## Description

An immaculately presented five bedroom semi detached Victorian home situated in an excellent, sought after location and a 5 minute walk from the sea front yet on a sought after quiet residential road.

The accommodation is laid over three floors offering spacious rooms with such period features as high ceilings, coving, picture rails and original floor tiling in the hallway.

The accommodation comprises: Entrance hall with doorway access through to the rear courtyard. Inner hallway with access down into the cellar room, good size lounge with bay window and fireplace with inset gas fire, large kitchen/diner with gas fired AGA, integrated dishwasher and granite worktops. Utility room with integrated electric hob, oven and space and plumbing for a washing machine and fridge/freezer and granite worktops. Modern shower room off the kitchen.

To the first floor: Large master bedroom traditionally used as a further living room with space for a gas fire/log burner, bedroom two, bathroom and separate W.C. To the second floor: three further bedrooms and W.C.

Part UPVC double glazing and part timber glazing and gas fired Glow Worm combination boiler.

To the outside there is a lawned front garden area with well planted borders and a foot gate and pathway leading to the front door. To the rear of the property there is a low maintenance rear courtyard garden with outside W.C and outbuilding which is divided into three rooms.

- \* FIVE BEDROOM, THREE STOREY SEMI DETACHED VICTORIAN HOME
- \* SITUATED CLOSE TO THE CENTRE OF TOWN AND THE PROMENADE
- \* IMMACULATELY PRESENTED THROUGHOUT
- \* LOVELY PERIOD FEATURES
- \* ENCLOSED REAR COURTYARD WITH WORKSHOP/STORE
- \* NO CHAIN
- \* LEASEHOLD



## 5 Bedroom Semi Detached Home

8 Abbey Road  
Llandudno  
LL30 2AE

OFFERS IN EXCESS OF

£395,000

Reference Number: FP8129  
22/8/2024

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  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



Location

Abbey Road is 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 along this road, stay straight ahead, at the roundabout take the first exit, at the next mini roundabout take second exit onto Great Orme’s Road, right onto Abbey Road where number 8 can be found on the left.

Agent Notes: The property is leasehold on a 999 year lease with approx 984 years remaining. Ground rent of £1 per annum to Mostyn Estates. The vendor has to insure the building through Mostyn Estates.

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

Energy Efficiency Rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





# Five Bedroom Semi Detached Victorian Home

Hallway

14' 8" x 5' 9"    4.47m x 1.75m

Inner Hallway

17' x 5' 11"    5.18m x 1.80m

Lounge

17' 11" x 17' 5" into bay    5.46m x 5.31m

Kitchen/Diner

13' 10" x 15' 1"    4.21m x 4.60m

Utility Room

11' x 7' 8"    3.35m x 2.33m



Shower Room

5' 4" x 5' 1"    1.62m x 1.55m



Landing

16' 9" x 10' 5"    5.10m x 3.17m

Bedroom One

17' 11" x 17' 11" max    5.46m x 5.46m



Bedroom Two

14' x 12' 4"    4.26m x 3.76m



Bathroom

8' 3" x 8' 9"    2.51m x 2.66m



W.C

4' 2" x 3'    1.27m x 0.91m

Landing

14' 9" x 5' 10"    4.49m x 1.78m

Bedroom Three

14' 9" x 15' 8"    4.49m x 4.77m



Bedroom Four

14' 5" x 11' 9"    4.39m x 3.58m

Bedroom Five

15' 1" x 6' 8"    4.60m x 2.03m

W.C

5' 11" x 2' 7"    1.80m x 0.78m

Cellar

13' 1" x 12' 6"    3.99m x 3.81m

Store Room One

8' x 6' 10"    2.43m x 2.08m

Store Room Two

8' 1" x 7'    2.46m x 2.13m

Store Room Three

8' 5" x 4' 6"    2.56m x 1.37m

## 5 Bedroom Semi Detached Home

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Llandudno  
LL30 2AE

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