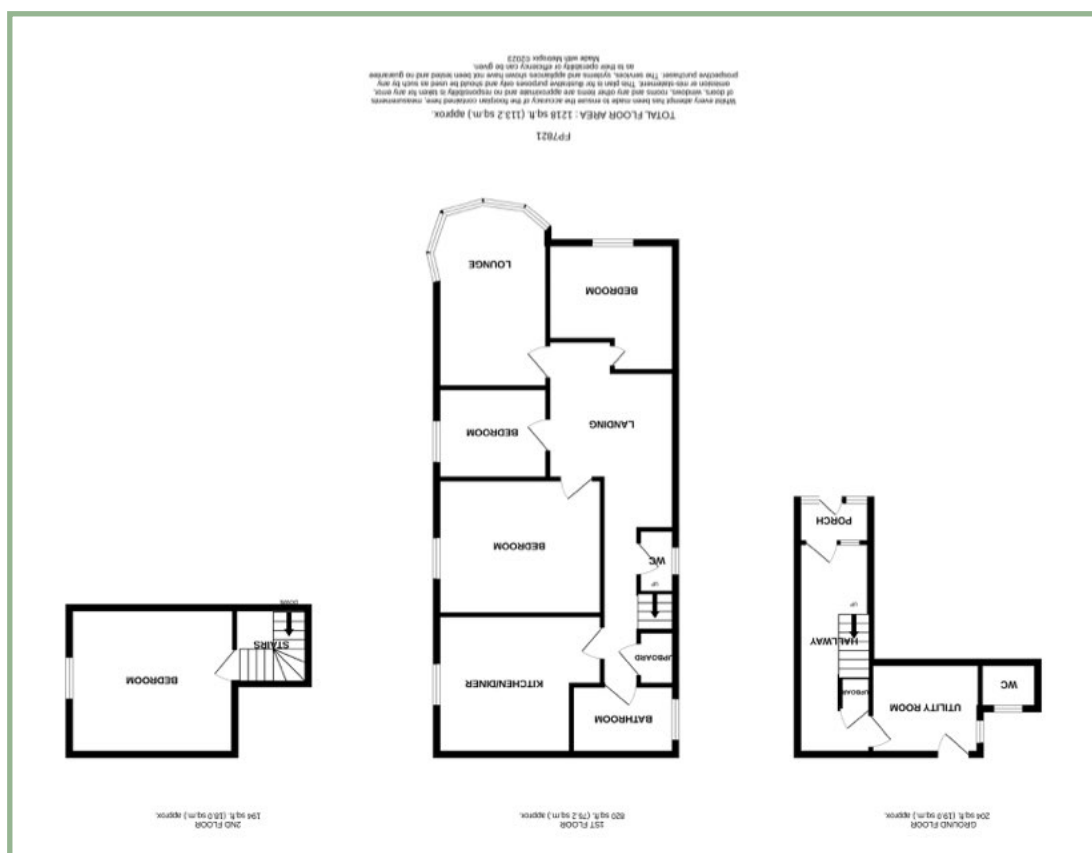
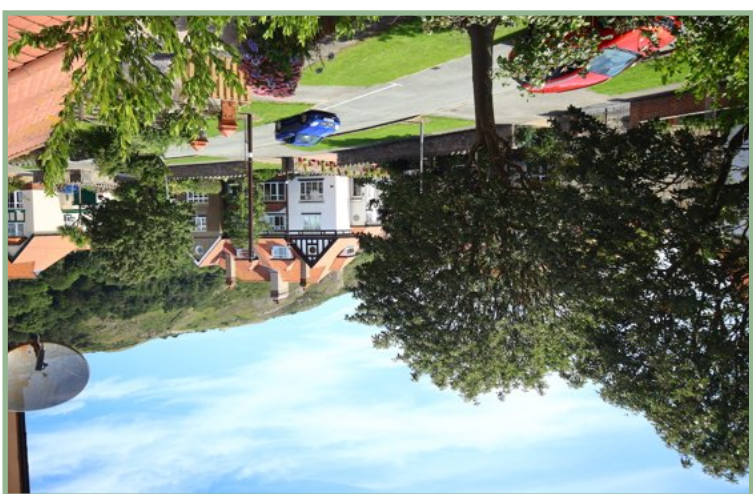




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F	37 F	
1-20	G		





# Spacious Three Bedroom Maisonette Close To The Town Centre

## Description

A spacious three bedroom maisonette with accommodation laid over three floors, situated on the level, within walking distance to the centre of the Victorian town, beach, promenade and walks over the Gt. Orme.

The property enjoys views over the Gt. Orme and distant mountain views, and offers spacious accommodation comprising: Personal door to number 64A: Porch, hallway, utility room with access to the rear yard and w.c. To the first floor: Large landing with stained glass window, lounge with feature bay corner window, kitchen/diner with space for a cooker and fridge/freezer, three bedrooms, bathroom, separate w.c., and stairs to the converted loft room. Timber glazing and gas central heating.

To the outside there is a foot gate and pathway to the front door. A lawned front garden area and an enclosed rear courtyard with outhouses.

- ✓ SPACIOUS THREE BEDROOM MAISONETTE
- ✓ ACCOMMODATION LAID OVER THREE FLOORS
- ✓ ENJOYS FAR REACHING VIEWS
- ✓ GARDEN & REAR COURTYARD
- ✓ EASY ACCESS TO THE SHOPS IN BOTH THE WEST SHORE, LLANDUDNO, BEACH & PROMENADE
- ✓ NO CHAIN

## Porch

5' 11" x 3' 5" 1.80m x 1.04m

## Hall

17' 1" x 5' 10" max 5.21m x 1.78m

## Rear Hall/Utility

8' 10" x 7' 5" 2.69m x 2.26m

## W.C.

4' 8" x 3' 5" 1.42m x 1.04m

## Landing

27' 3" x 11' 2" max 8.31m x 3.40m

## Kitchen

14' 2" x 11' 2" 4.31m x 3.40m



## Bathroom

5' 9" x 8' 5" 1.75m x 2.56m



## Separate W.C.

5' 7" x 2' 8" 1.70m x 0.80

## Lounge

15' 1" max x 12' 3" 4.60m x 3.73m



## Bedroom One

13' 4" x 13' 4" 4.06m x 4.06m



## Bedroom Two

11' 1" x 11' 7" 3.38m x 3.53m

## Bedroom Three

9' x 7' 5" 2.74m x 2.26m

## Converted Loft Room

14' 3" x 11' 01" 4.34m x 3.38m



Agent's Notes: The apartment is leasehold with an annual ground rent of £300 - No service charge.

## Location

St. Andrew's Place 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 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 turn right into Gloddaeth Street, continue to the mini roundabout and turn right, turn right again at the junction into Lloyd Street, where the property can be found on the left.

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

## 3 Bedroom Maisonette

64A ST. ANDREW'S PLACE  
LLANDUDNO  
CONWY  
LL30 2YR

Offers Over  
**£100,000**  
REDUCED FROM £130,000

Reference Number: FP7821

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)

