

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 give 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. 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



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	60 D	
69-80	C		78 C
81-91	B		
92+	A		



2 Vincent Avenue
Llandudno
LL30 1NZ

MODERN AND VERSATILE TWO/THREE BEDROOM DETACHED BUNGALOW WITH SCOPE FOR FURTHER BEDROOM OFFERED WITH NO CHAIN!

Description

A fantastic opportunity to acquire this versatile and beautifully presented two/three-bedroom detached bungalow, ideally situated in one of the most popular and convenient residential locations close to Llandudno town centre and its wide range of shops, cafés, restaurants and transport links.

This attractive home offers flexible accommodation, currently arranged as two generous bedrooms with an additional reception room that could easily serve as a third bedroom, home office or hobby room. A particular feature of the property is the spacious family room, perfect for modern living and entertaining, providing a wonderful central hub to the home.

The bungalow benefits from stylish, modern interiors, including a contemporary fitted kitchen with ample storage and workspace, and a sleek, well-appointed bathroom finished to a high standard. The accommodation is light and well-proportioned throughout, ready for immediate occupation.

Externally, the property enjoys delightful sun-trap gardens, ideal for relaxing or al fresco dining, offering a good degree of privacy and outdoor enjoyment.

In addition, there is excellent scope for further development, subject to the necessary consents, with potential to create an additional upstairs room, making this an ideal long-term family home.

Offered for sale with no onward chain, this is a superb opportunity to purchase a flexible and well-located bungalow in a highly sought-after area. Early viewing is highly recommended.

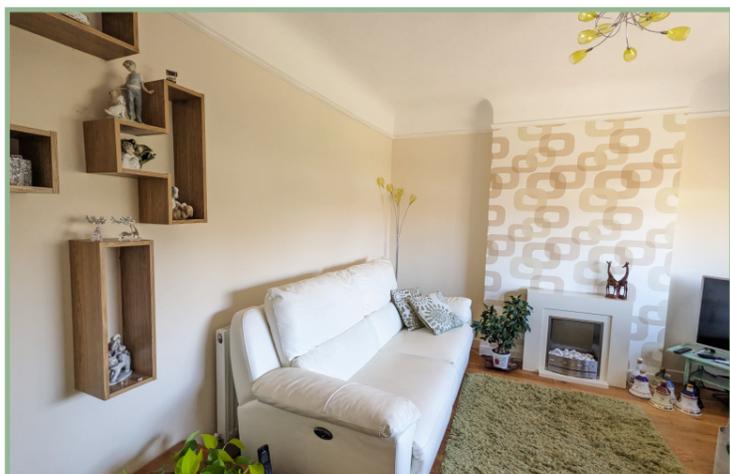
- ✓ VERSATILE DETACHED BUNGALOW IN A HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- ✓ TWO/THREE BEDROOM ACCOMMODATION WITH FLEXIBLE LAYOUT
- ✓ SPACIOUS FAMILY ROOM IDEAL FOR MODERN LIVING AND ENTERTAINING
- ✓ DELIGHTFUL SUN-TRAP GARDENS WITH A GOOD DEGREE OF PRIVACY
- ✓ EXCELLENT SCOPE TO CREATE ADDITIONAL UPSTAIRS ROOM (SUBJECT TO NECESSARY CONSENTS)
- ✓ CONVENIENTLY SITUATED CLOSE TO LLANDUDNO TOWN CENTRE AND IT'S WIDE RANGE OF AMENITIES
- ✓ OFFERED FOR SALE WITH NO ONWARD CHAIN
- ✓ EARLY VIEWING HIGHLY RECOMMENDED

Hallway

Open Plan Kitchen/Diner/Family Room



Bedroom/Living Room



Shower Room



Bedroom One



Bedroom Two



Large Room For Conversion

Location

Vincent 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 Pentwyn Road and proceed along, going straight across at the mini roundabout, continue until you reach the large roundabout. Take the second exit to stay on Conway Road then second left onto Maenan Road, turn left onto Elwy Gardens then right into Vincent Avenue.

Council Tax Band: E (provided on www.voa.gov.uk)
Energy Efficiency Rating: D
Tenure: Freehold

2/3 Bedroom Detached Bungalow

2 Vincent Avenue
Llandudno
LL30 1NZ

£320,000

Reference Number: FP8538
24/2/2026

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:

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web: www.fletcherpoole.com

