

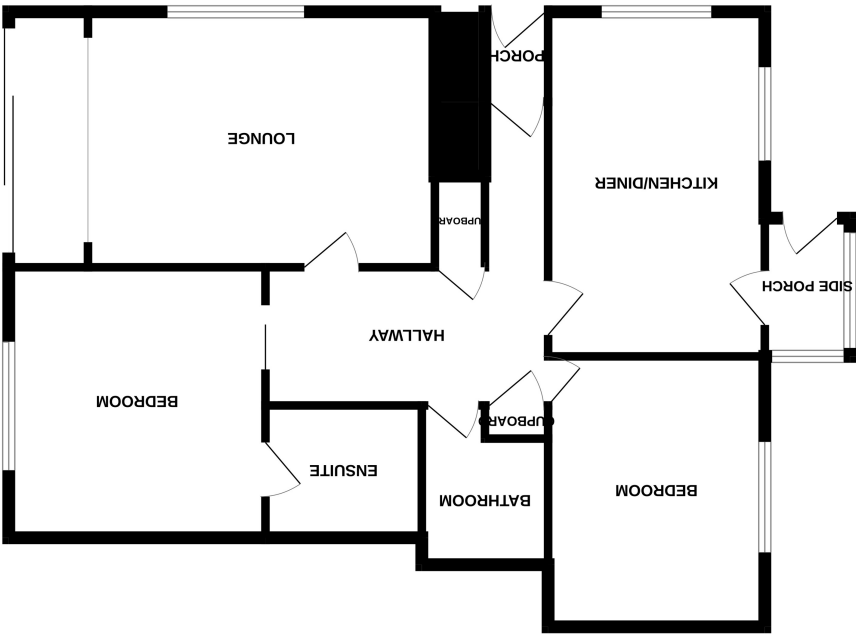
www.fletcherpoole.com

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.

F&P Fletcher & Poole



FP8475  
TOTAL FLOOR AREA: 898 sq ft (83.4 sq m.) approx.  
Where every attempt has been made to ensure the accuracy of the foregoing contained herein, measurements of doors, windows, rooms and other parts are approximate and no responsibility is taken for any error. As to their quality or otherwise, no guarantee can be given.



GROUND FLOOR (83.4 sq.m.) approx.  
898 sq.ft. (83.4 sq.m.) approx.

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	74 C	76 C
81-91	B		
92+	A		





# TWO BEDROOM GROUND FLOOR APARTMENT ENJOYING SUPERB SEA, MOUNTAIN & GREAT ORME VIEWS

## Description

A spacious two bedroom ground floor apartment enjoying the most superb far reaching views over the sea, Anglesey, Puffin Island the mountains and the Great Orme. This lovely, well planned apartment enjoys good size, light and bright rooms and a fantastic view from almost every window. The accommodation comprises: Personal front door providing access into the porch, hallway with under stairs storage cupboard, double aspect lounge with sliding doors onto the front garden, kitchen/diner with integrated fridge/freezer, dishwasher and space and plumbing for a washing machine (could be integrated as there is a cupboard door available). Electric oven and hob and Ideal Logik boiler concealed in cupboard, side porch with access door into the garden. Master bedroom with ensuite shower room and a second double bedroom and bathroom. UPVC double glazing and gas fired central heating. To the outside there is a private front garden for 68 which is mainly laid to stone chippings, a well planted flower border and area for a bench/ table and chairs. There is a communal side access which provides access into the private garden for 68 which is currently laid for low maintenance, outside tap and at present there is a ramp in situ which the current owner can have removed if required. There is a garage and parking is available on a first come, first served basis by the garages or parking can be easily found on either the front or side road.

- ✓ SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ ENJOYS SUPERB VIEWS
- ✓ PRIVATE FRONT AND REAR GARDENS
- ✓ GARAGE
- ✓ LEASEHOLD
- ✓ NO CHAIN
- ✓ VIEWING ESSENTIAL TO APPRECIATE THE SIZE AND LOCATION

## Porch

4' 4" x 2' 11"      1.32m x 0.88m

## Hallway

11' x 11' 10"      3.35m x 3.60m

## Lounge

20' 8" x 11' 9"      6.30m x 3.58m



## Kitchen/Diner

15' 10" x 10'      4.82m x 3.05m



## Side Porch

6' 4" x 3' 11"      1.93m x 1.19m

## Bedroom One

11' 10" x 12' 5"      3.60m x 3.78m



## Ensuite

7' 3" x 5' 9"      2.21m x 1.75m

## Bedroom Two

12' 11" x 11' 10"      3.94m x 3.60m



## Bathroom

7' 3" max x 5' 6"      2.21m x 1.67m

## Garage

18' 11" x 9' 9"      5.77m x 2.97m

## Location

Trinity Crescent is located on the West Shore, 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, proceed onto Bryniau Road, turn left onto Trinity Crescent continue towards the sea, bear right where number 68 can be found on the corner on the right.

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

Energy Efficiency Rating: C

Tenure: Leasehold. The property is leasehold on a 999 year lease from 1978 The ground rent is £125 per annum and there are no management fees as the ground floor is responsible for the drains and the first floor is responsible for the roof. The apartments take out their own buildings insurance and organise their own external painting.

## 2 Bedroom Ground Floor Apartment

68 Trinity Crescent  
West Shore  
Llandudno  
LL30 2PQ

NO CHAIN

£259,950

REDUCED FROM £269,950

Reference Number: FP8475  
29/9/2025

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)

