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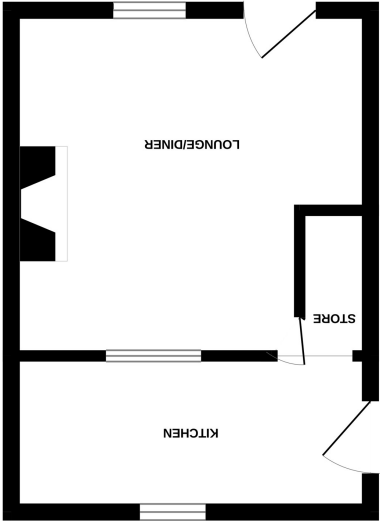
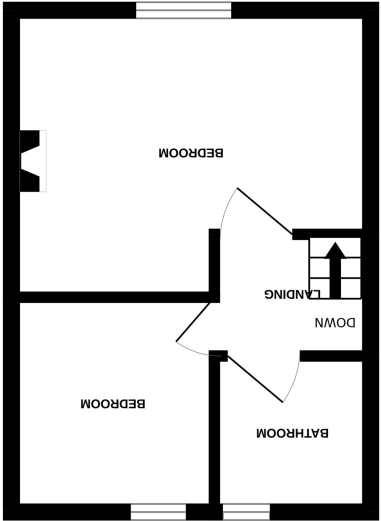
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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

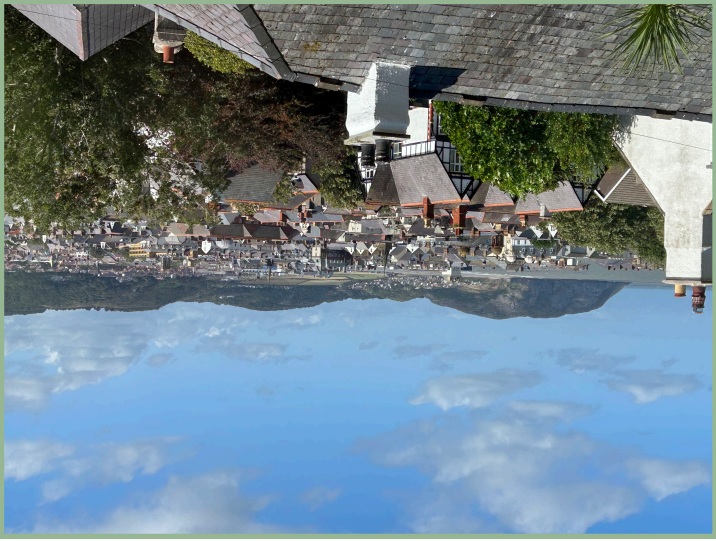
What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximately as shown and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

TOTAL FLOOR AREA: 422 sq. ft. (39.2 sq.m.) approx.

FP8445



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



TWO BEDROOM END TERRACE COTTAGE ENJOYING SUPERB VIEWS

Description

Situated on the lower slopes of the Great Orme, an absolute gem of a cottage occupying a good size end terrace plot with plenty of outside space and enjoying the most stunning far reaching views over the whole of Llandudno, the sea, the Little Orme, Deganwy, The Vardre and Snowdonia. Access to the terrace is via central communal steps. Iola Cottage also benefits from its own private steps. The Grade 2 listed cottage, in a conservation area, has been in the same family for approximately 30 years and has been sympathetically renovated within that time, making the most of the period features with exposed stone walls, fireplaces and exposed beams. The outside space is such a surprise with a tiered garden/patios over four levels offering plenty of seating areas from which to enjoy the views. The accommodation comprises: Stable door leading into the lounge/diner which has an exposed stone feature wall fireplace with original oak beam, quarry tiled floor and a log burner on slate hearth. A large double door serving hatch which opens up allowing the space between the lounge and kitchen to feel more open plan and allows you to enjoy the views from the kitchen/breakfast bar! Kitchen, with stable door and tiled floor has space and plumbing for a washing machine, electric oven and hob and fridge. There is built in storage above the breakfast bar and under stairs storage area. To the first floor: Master double bedroom with exposed beam, stone wall, original fireplace and window seat. A second bedroom with sash windows and window seat. Bathroom/W.C with cast iron bath with shower over. Loft ladder access to the fully boarded insulated loft via a hatch on the landing. There is gas central heating upstairs. Downstairs has a log burner and kick space heater. The cottage has mainly double glazed timber windows. To the outside there is one private parking space and gated private steps to the terraced garden, workshop/garden room, cottage and patios. The lower terrace is mainly laid to lawn with slated raised seating and established wysteria plants. There is a good size workshop/garden room, access via large sliding double glazed door, with a picture window overlooking the lawned garden. The room has power, light water and drainage. A further set of steps lead up to a large flagged patio area to the front of the cottage, ideal for entertaining/ relaxing or just enjoying the stunning views. There is a storage shed attached to the cottage, providing shared storage to each of the four cottages in the terrace. To the rear of the cottage, No 14 benefits from an outside W.C with light. Steps lead up to a further terraced seating area with illuminated water feature and a step ladder leads up to a further small terrace.

- ✓ SUPERB END TERRACE COTTAGE RETAINING SOME LOVELY PERIOD FEATURES
- ✓ ENJOYS THE MOST SUPERB FAR REACHING VIEWS
- ✓ PRIVATE PARKING BAY FOR ONE VEHICLE
- ✓ GOOD SIZE PLOT WITH TIERED GARDEN/PATIOS OVER FOUR LEVELS
- ✓ WORKSHOP/GARDEN ROOM IDEAL FOR WORKING FROM HOME OR ENTERTAINING
- ✓ LARGE FLAGGED PATIO & ADDITIONAL TERRACE SEATING AREAS
- ✓ COMMUNAL STORAGE SHED
- ✓ OUTSIDE W.C WITH LIGHT
- ✓ NEW ROOF IN 2023
- ✓ FULLY BOARDED INSULATED LOFT WITH LIGHT & LOFT LADDER
- ✓ NO CHAIN

Lounge

11' 11" x 11' 12" into stairwell 3.63m x 3.66m



Kitchen

11' 12" x 5' 5" 3.66m x 1.65m

Bedroom One

12' 4" x 9' 11" 3.76m x 3.02m



Bedroom Two

8' 10" x 7' 2.69m x 2.13m



Bathroom

5' 7" x 5' 7" 1.70m x 1.70m



Workshop/Garden Room

23' 2" x 7' 7.06m x 2.13m

Location

Llandudno is popular seaside town, Cwlach Street, being the first street in Llandudno, is within a Conservation Area. It is within walking distance of all town amenities, the pier, the oldest pub in Llandudno - The Kings Head, the Great Orme Tramway, Haulfre Gardens and both the North and West shore beaches.

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 the second exit onto Gt. Orme's Road, right onto Abbey Road, left onto Llewelyn Avenue. At the top of the road turn left onto Church Walks. Turn right up West End Hill which is opposite School Land pre school and number 14 can be found after a short distance on the left. Please note Cwlach Street is one way only.

Agent Notes: There is a right of way around the terrace of 4 cottages for each of its residents.

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

Two Bedroom End Terrace

Iola Cottage
14 Cwlach Street
Llandudno
LL30 2HR

NO CHAIN
£250,000

Reference Number: FP8445
6/8/2025

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:

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