



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		



SUBSTANTIAL FIVE BEDROOM FAMILY HOME SITUATED IN THE POPULAR TOWN OF LLANDUDNO

Description

A substantial five-bedroom character family home situated in the heart of the popular seaside town of Llandudno. Some modernisation required however the property benefits from excellent location with close proximity to all local amenities, shops, restaurants and transport links.

The accommodation briefly affords, entrance hall, living room, dining/hobby room, kitchen, first floor landing, three bedrooms, bathroom and separate W.C, second floor landing, a further two attic bedrooms and W.C. Externally to the front the property boasts ample off-road parking, and to rear an enclosed garden laid to artificial grass and a small stone built outbuilding and outhouse.

- ✓ SUBSTANTIAL FIVE BEDROOM FAMILY HOME
- ✓ SITUATED IN THE POPULAR TOWN OF LLANDUDNO
- ✓ RETAINS ORIGINAL CHARACTER FEATURES
- ✓ OFF-ROAD PARKING TO FRONT
- ✓ REAR ENCLOSED GARDEN
- ✓ FREEHOLD TENURE

Entrance: Porch into Hallway

Lounge

15’ 10” x 11’ 1” 4.82m x 3.38m



Dining/Hobby Room

12’ x 11’ 1” 3.66m x 3.38m



Kitchen

15’ x 9’ 9” 4.57m x 2.97m



Landing

Bedroom One

12’ 4” x 11’ 3” 3.76m x 3.43m



Bedroom Two

13’ x 12’ 4” 3.96m x 3.76m



Bedroom Three

12’ 4” x 7’ 11” 3.76m x 2.41m

Family Bathroom

Separate W.C

Second Floor Level: Landing

Attic Room One

11’ 4” x 19’ 8” 3.45m x 6m

Attic Room Two

12’ 3” x 12’ 3.73m x 3.66m

Cloakroom With W.C

Location

Situated in the Llandudno area, and a short distance 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 proceed over the bridge and turn left heading in the direction of Deganwy. Continue along this road, through the village of Deganwy heading towards Llandudno. Continue over the railway bridge onto Bryniau Road, turn right onto Trinity Avenue, then continue for a short distance, turn left onto St. David’s Road. Proceed straight on at the junction onto Maelgwyn road and the property can be found on your left.

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

5 Bedroom Semi Detached Home

21 Maelgwyn Road
Llandudno
LL30 2YN

£300,000

Reference Number: FP8374
17/6/2025

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
web: www.fletcherpoole.com

