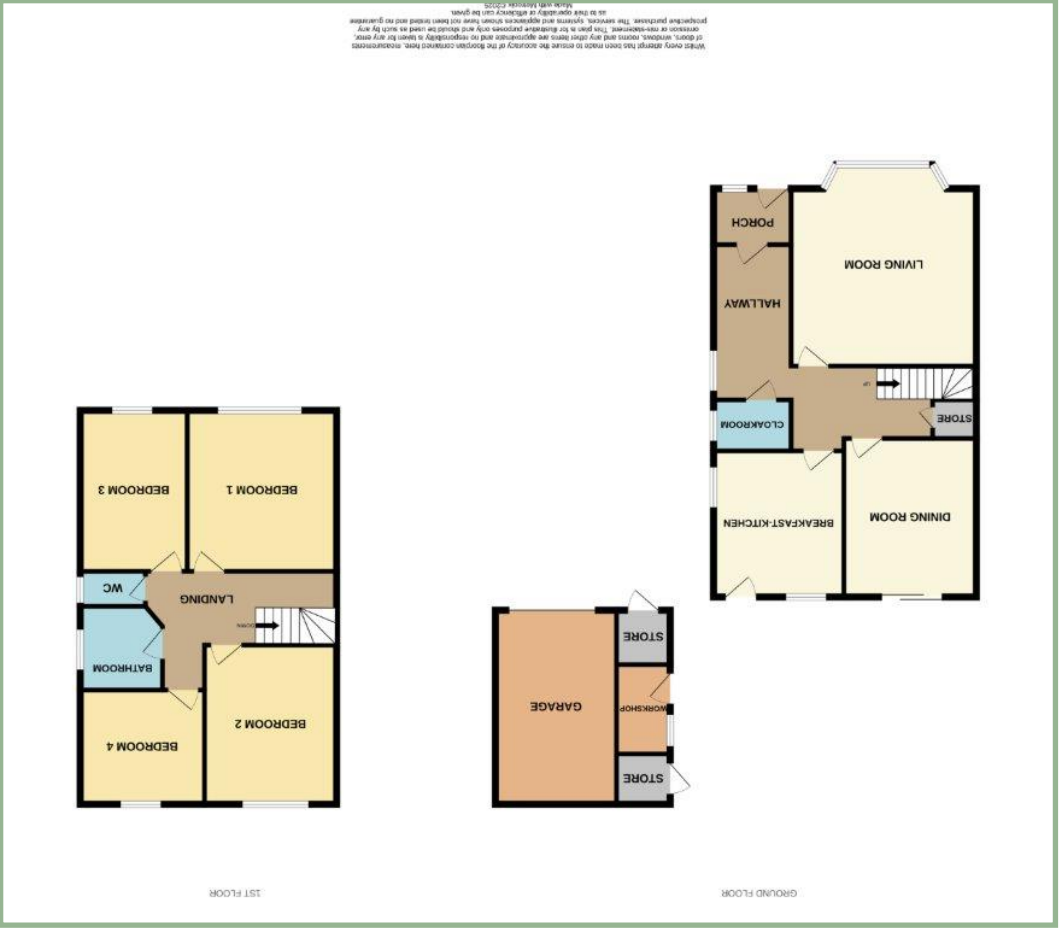


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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
92+	A		
81-91	B		
69-80	C	71 C	
55-68	D		80 C
39-54	E		
21-38	F		
1-20	G		



A DELIGHTFUL PERIOD SEMI DETACHED HOME WITH FOUR DOUBLE BEDROOMS SITUATED IN THE EVER-POPULAR VILLAGE OF CRAIG Y DON IN LLANDUDNO CLOSE TO ALL AMENITIES AND BEING OFFERED FOR SALE WITH NO CHAIN

Description

A delightful four double-bedroom period semi, with generously sized rooms throughout, and being situated in a most popular and convenient residential location, close to amenities, offered for sale with NO CHAIN we recommend early viewing to avoid disappointment!

The accommodation in brief comprises, entrance porch with glazed front door, window to front, window to side, carpet floor, fitted shelving. The l-shaped hallway features a window to the side, glazed wooden front door, carpet floor, radiator, stairs to first floor with feature spindles and banister, understairs storage. There is a cloakroom with window to the side, vinyl floor, part tiled walls, wash hand basin in vanity unit, low level WC, and wall mounted recently installed combination boiler. The living room has a bay style window to the front, carpet floor, radiator, and feature fireplace as the focal point of the room. The dining room has glazed sliding patio doors to the rear, carpet floor, radiator, and feature fireplace being the focal point of the room. The breakfast kitchen has a window to the side and rear, glazed door to the rear, fitted wall and base level units, complimentary roll top work surfaces and splash back returns, stainless steel sink, drainer and mixer tap, integrated oven, and microwave grill, space and plumbing for other kitchen appliances, and wood effect flooring. The first-floor landing is carpeted including the staircase, with spindles and banister, loft access hatch and ceiling skylight allowing natural lighting. Bedrooms one and three have windows to the front, carpet floor, radiator, and fitted wardrobes. Bedrooms two and four have windows to the rear, carpet floor, radiator, and fitted wardrobes. The bathroom is fitted with a panel bath, pedestal wash hand basin, and shower enclosure, tiled splash back areas, vinyl flooring, and window to the side. There is a separate WC with window to the side.

Externally there is a driveway to the front and side that could comfortably fit several vehicles and motorhome or caravan! There is a detached garage with electric roller shutter door, lighting, and power. To the rear there are three separate storage spaces off the garage, and the garden is fully enclosed, mainly laid to lawn with patio seating areas, shrub, hedge borders, wall and gated boundaries. The property is fully double glazed and gas central heated.

- ✓ PERIOD SEMI DETACHED
- ✓ FOUR DOUBLE BEDROOMS
- ✓ SEPARATE RECEPTION ROOMS
- ✓ DRIVEWAY & DETACHED GARAGE
- ✓ GARDENS FRONT & REAR
- ✓ NO CHAIN

Porch

6' 4" x 4' 8" 1.93m x 1.42m

L-Shaped Hallway

15' 5" max x 6' 4" max 4.70m x 1.93m

Living Room

16' 8" x 15' 3" 5.08m x 4.65m



Dining Room

13' 1" x 10' 11" 3.99m x 3.32 m



Breakfast Room/Kitchen

11' 2" x 10' 3" 3.40m x 3.12m



Ground Floor Cloakroom

6' 2" x 4' 1" 1.87m x 1.24m

Landing

Bedroom One

14' x 13' 3" 4.26m x 4.04m



Bedroom Two

13' 2" x 10' 11" 4.01m x 3.32m

Bedroom Three

13' 3" x 8' 11" 4.04m x 2.71m

Bedroom Four

10' 3" x 9' 5" 3.12m x 2.87m

Bathroom

6' 11" x 6' 11" 2.11m x 2.11m

Separate W.C

5' 3" x 2' 7" 1.60m x 0.78m

Location

The property is situated in a residential street in Craig Y Don within level walking distance of the local shops, other facilities and the Promenade, it is within 800 yards of the Promenade, the theatre, Mostyn Champney Retail Park, the new shopping development off Mostyn Broadway and Craig Y Don local shops and amenities.

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 third exit onto Queen's Road and take the 4th right into Rosebery Avenue where the property is found on the right.

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

4 Bedroom Semi
Detached Home

13 Rosebery Avenue
Craig Y Don
Llandudno
LL30 1TF

NO CHAIN
£330,000
REDUCED FROM £350,000

Reference Number: FP8388
6/6/2025
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

