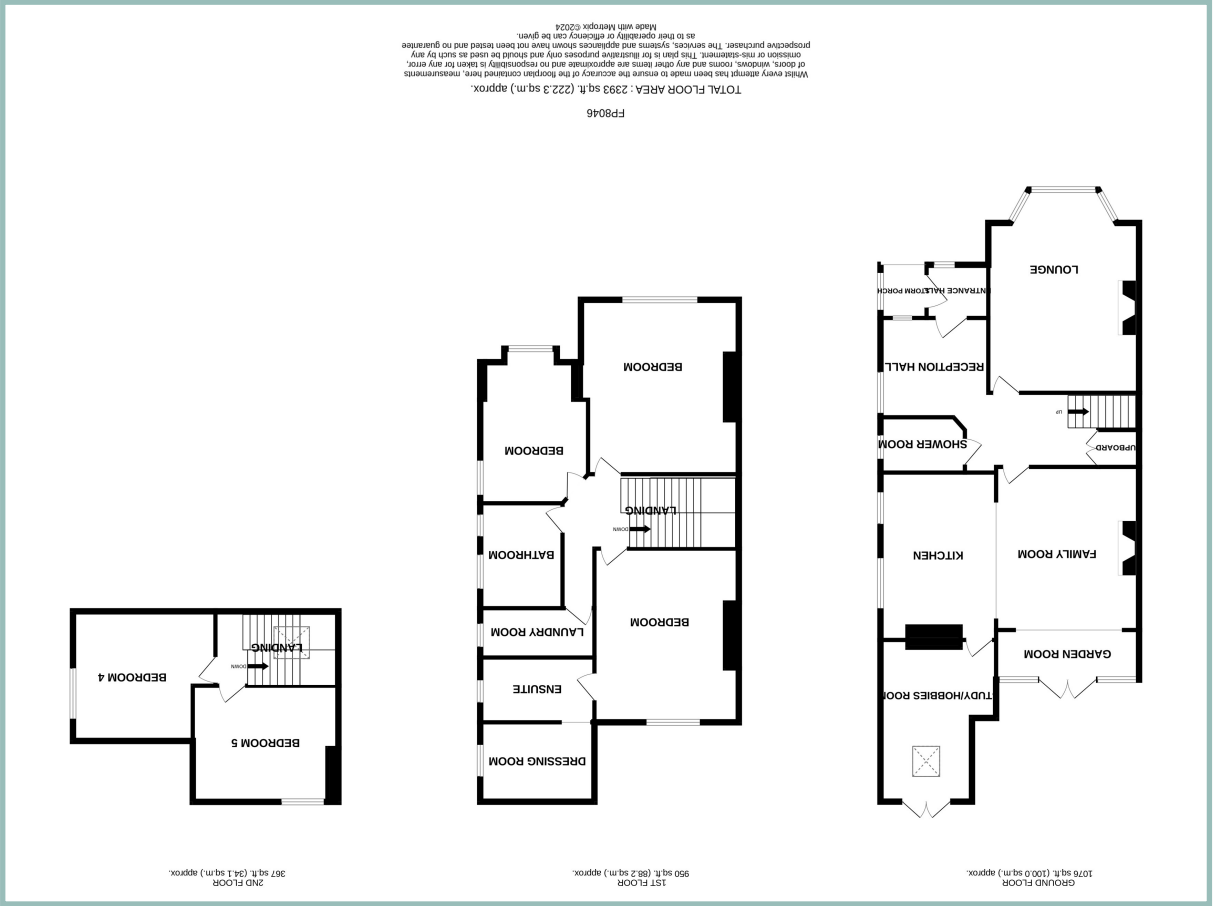


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole  
DIAMOND COLLECTION



www.fletcherpoole.com





# Beautifully Presented Five Bedroom Three Storey Semi Detached Home

## Description

A superb, beautifully presented and upgraded five bedroom semi detached period property situated in a highly sought after location close to the park and within walking distance to the promenade and both shops in Craig Y Don and the main Victorian town of Llandudno.

This lovely property offers deceptively spacious and well planned accommodation over three floors and is ideal for a family or those who enjoy entertaining.

The accommodation comprises: Storm porch with original tiled floor, good size reception hallway with wood block floor and under stairs storage cupboard, recently refurbished shower room, lounge with bay window and gas fire, fantastic family room with Eco wood burning stove with double doors onto the rear garden, this room also opens into the modern fitted kitchen/diner with integrated Bosch induction hob and double oven and Hotpoint extractor, fridge and freezer, pull out recycling unit and space and plumbing for a dishwasher and electric window blinds, Study/Hobbies Room with double doors onto the rear garden.

To the first floor: landing, master bedroom suite with modern ensuite shower room and separate dressing room, two further double bedrooms, four piece family bathroom and a utility/laundry room.

To the second floor: Landing with an area for a desk and two double bedrooms.

UPVC double glazing and gas fired Worcester combination boiler (approximately 3 years old).

To the outside there is a good size distinctive Resin driveway and front garden mainly laid to lawn with well planted borders.

A timber gate provides access to the rear garden which has been beautifully landscaped to provide a variety of seating areas and is a great entertaining space with large Indian sandstone patio, lawned area, timber shed, hot tub and two log stores.

- \* BEAUTIFULLY PRESENTED FIVE BEDROOM SEMI DETACHED VICTORIAN HOME
- \* EXTENDED ACCOMMODATION WITH OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- \* ACCOMMODATION LAID OVER THREE FLOORS
- \* RECENTLY UPGRADED MODERN KITCHEN & BATHROOMS
- \* SOUGHT AFTER LOCATION CLOSE TO THE PARK, PROMENADE, SCHOOL AND SHOPS
- \* ENJOYS VIEWS OF THE LITTLE ORME AND NANT Y GAMAR
- \* LOVELY LANDSCAPED FRONT AND REAR GARDENS
- \* FREEHOLD



5 Bedroom Three Storey Semi Detached Home

35 Roumania Crescent  
Craig Y Don  
Llandudno  
LL30 1UN

**£495,000**

**Reduced from £510,000**

Reference Number: FP8046  
4/06/2024

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  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



## 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 close to 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 towards Craig y Don and second right into Ffern Bach Road, then second left onto Roumania Crescent where number 35 can be found on the right hand side.

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

Energy Efficiency Rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		





# Beautifully Presented Five Bedroom Three Storey Semi Detached Home

Porch

5' 8" x 4' 10"    1.72m x 1.47m

Hallway

9' 11" Max x 13' 5" Max    3.02m Max x 4.09m Max

Shower Room

7' 3" x 4' 8"    2.21m x 1.42m

Lounge

19' 2" Into Bay x 13' 10"    5.84m x 4.21m

Family Room

21' 8" Max x 13' 2"    6.60m Max x 4.01m

Kitchen

15' 2" x 10' 6"    4.62m x 3.20m

Office / Hobby Room

14' 11" x 11' 2"    4.54m x 3.40m

Landing

12' 5" Max x 16' 9" Including Stairs    3.78m Max x 5.10m

Bedroom One

16' 1" x 13' 5"    4.90m x 4.09m

Ensuite

11' x 5' 11"    3.35m x 1.80m

Dressing Room

11' 1" x 7' 4"    3.38m x 2.23m

Bedroom Two

16' 2" x 14' 6"    4.93m x 4.42m

Bedroom Three

14' 3" x 10' 5"    4.34m x 3.17m

Bathroom

9' 7" x 7' 8"    2.92m x 2.33m

Utility Room

11' x 4"    3.35m x 1.22m

Landing

6' 10" x 11' 4" Including Stairs    2.08m x 3.45m

Bedroom Four

11' 11" x 13' 2"    3.63m x 4.01m

Bedroom Five

13' 5" x 10' 8"    4.09m x 3.25m



5 Bedroom Three Storey Semi Detached Home

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