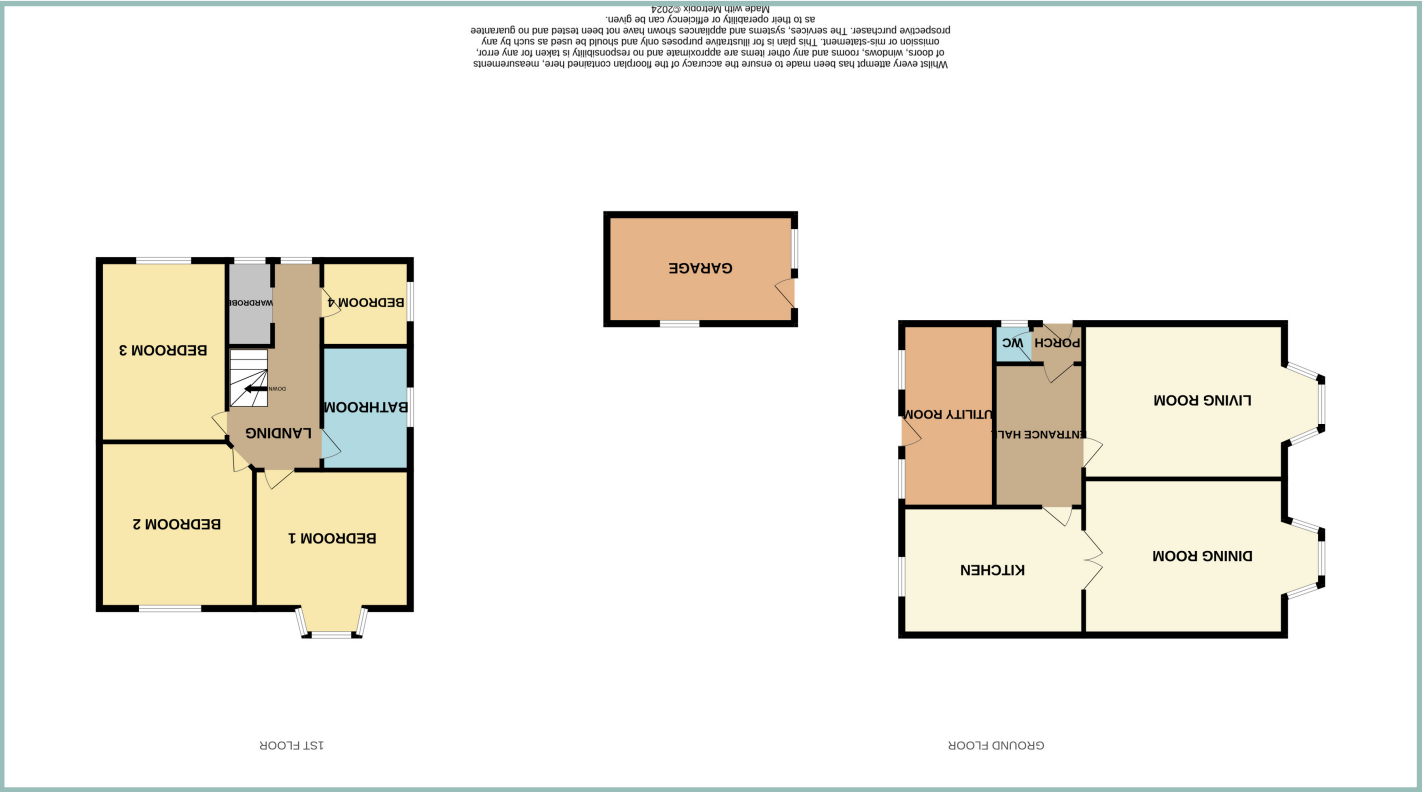


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Superior & Immaculate Four Bedroom Semi Detached with Large Garden & Converted Garage

Description

This four-bedroom semi-detached home offers superior, immaculate, modern, and spacious accommodation throughout and has undergone a full refurbishment programme over the last seven years since the current owner took occupation. Works undertaken include full rewire, new boiler and central heating system, double glazing throughout, new three-piece bathroom and fitted kitchen plus works to the chimneys and roof and conversion of the garage to include full insulation electrics and plumbing.

The walk through accommodation comprises, Entrance porch with door to the ground floor WC and further door to the main entrance hallway with sweeping staircase to the first floor accommodation, door to the living room featuring bay window and open plan fireplace with log/coal burner, modern fitted kitchen with double doors leading to the dining room also with bay window and open fireplace, a further door from the kitchen leads to a fantastic utility and boot room with door leading to the rear garden area and detached garage which has been fully converted in to a home office or guest accommodation. The first floor of the property has a lovely well lit landing area with doors to all first-floor rooms, bedroom one has a bright bay window, bedroom one, bedroom two, and bedroom three are all spacious double rooms, bedroom four is a single room with a walk-in wardrobe opposite off the landing area, the bathroom has a modern three-piece white suite.

The property benefits from having full double glazing throughout (recently installed), gas central heating via a combination boiler (again recently installed), a driveway providing off road parking for several vehicles, the front benefits from a garden area ensuring the property is set back from the road, which itself is not a cut through or busy area, the rear of the property has a larger garden than most in the Craig Y Don area with fenced and wall boundaries, mainly laid to lawn with mature plant, tree and shrubs and two storage sheds.

- * IMMACULATELY PRESENTED SEMI DETACHED
- * FOUR WELL PROPORTIONED BEDROOMS
- * TWO RECEPTION ROOMS
- * MODERN KITCHEN & THREE PIECE BATHROOM
- * UTILITY ROOM / GROUND FLOOR W.C. & CONVERTED GARAGE
- * DRIVEWAY & GARDENS
- * SITUATED IN A MOST POPULAR & CONVENIENT RESIDENTIAL LOCATION
- * NO CHAIN



4 Bedroom Semi-Detached Home

11 Park Avenue
Craig Y Don
Llandudno
Conwy
LL30 1EZ

OFFERS OVER

£370,000

REDUCED FROM £400,000

Reference Number: FP8197
7/11/2024

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
web: www.fletcherpoole.com

Location

The property is situated in a residential street in Craig Y Don within level walking distance of the Llandudno town centre, schools, parks, other facilities, it is close to the Promenade and sea front, 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 Pentywyn 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, then the fifth right turn on to Park Avenue where number 11 will be viewed on your left.

Council Tax Band: E (provided on www.voa.gov.uk)

Energy Efficiency Rating: E



Superior & Immaculate Four Bedroom Semi Detached with Large Garden & Converted Garage

Entrance Hallway

12' 6" x 7' 4" 3.81m x 2.23m

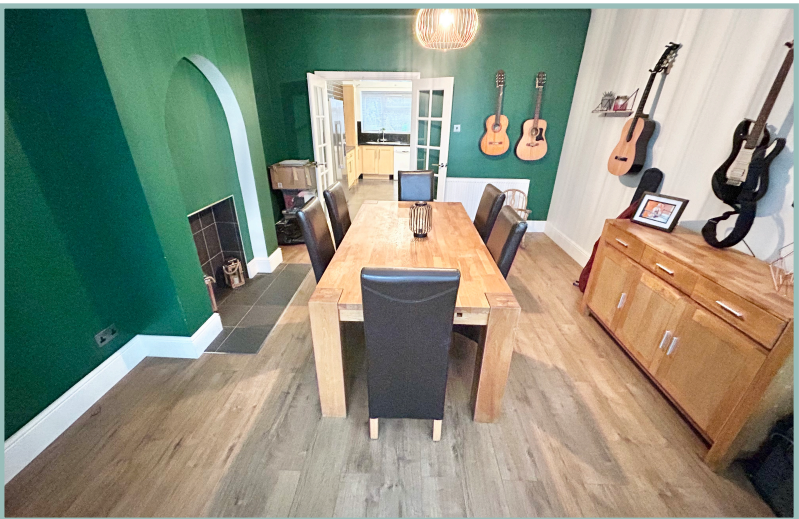


Living Room

12' 10" x 16' 9" 3.91m x 5.10m

Dining Room

12' 10" x 16' 9" 3.91m x 5.10m



Kitchen

10' 1" x 14' 9" 3.07m x 4.49m



Utility Room

16' x 7' 1" 4.87m x 2.16m

Bedroom One

13' 9" x 13' 4.19m x 3.96m



Bedroom Two

13' 11" x 12' 11" 4.24m x 3.94m



Bedroom Three

14' 4" x 10' 1" 4.37m x 3.07m



Bedroom Four

7' 2" x 6' 6" 2.18m x 1.98m

Bathroom

10' 4" x 7' 4" 3.15m x 2.23m

Converted Garage

15' 9" x 8' 7" 4.80m x 2.61m



4 Bedroom Semi-Detached Home

11 Park Avenue
Craig Y Don
Llandudno
Conwy
LL30 1EZ

OFFERS OVER
£370,000
REDUCED FROM £400,000

Reference Number: FP8197
7/11/2024

Fletcher & Poole,
3 Lancaster Square,
Conwy LL32 8HT

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