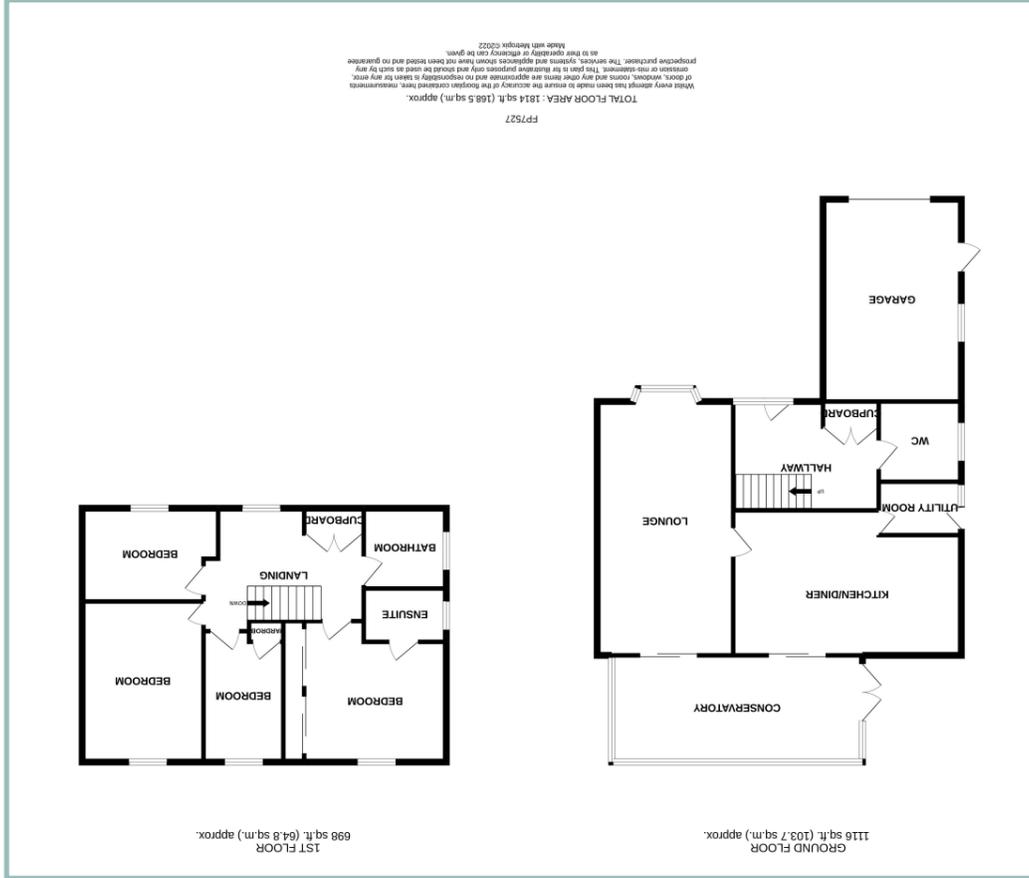
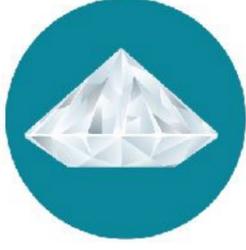


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole
DIAMOND COLLECTION



Detached Four Bedroom Home Occupying A Large Plot With Additional Large Garage

Description

A beautifully presented light and well planned, detached four bedroom modern home, built in 1975. Occupying a good size plot with the addition of a large detached garage/workshop to the rear (accessed from the rear), which has potential to convert into a separate annexe for a dependant relative, or holiday home (subject to planning permission being granted).

Fernlea enjoys far reaching views over Llandudno, the Vardre and the mountains in the distance, and is situated within minutes walk the shops, restaurants, promenade and lovely walks over the Gt. Orme.

The immaculately presented accommodation comprises: Entrance hall with storage cupboard, good size cloakroom, lounge with electric fire and sliding doors into the large conservatory. Superb kitchen/diner with sliding doors into the conservatory. The kitchen has space and plumbing for a dishwasher, electric oven, hob, fridge/freezer, and breakfast bar, timber worktops. Utility room with space and plumbing for a washing machine, dryer and any additional fridge/freezers. Landing with double store cupboard, master bedroom with built in mirrored wardrobes and en-suite shower room. Two further double bedrooms and a single bedroom, family bathroom.

To the outside there is a block paved driveway for three vehicles, front lawned garden with well planted borders. Garage with power and light. Two gated pathways either side of the house lead to the good size garden with a large flagged patio with glass balustrade, lawned area and path leading to the additional garage which has a flagged area to the side and vehicular access from the rear.

- * OCCUPIES A LARGE PLOT WITH AMPLE PARKING & TWO GARAGES
- * IMMACULATELY PRESENTED, LIGHT & WELL PLANNED ACCOMMODATION
- * ENJOYS FAR REACHING VIEWS
- * WITHIN MINUTES WALK TO THE TOWN CENTRE & PROMENADE
- * SEPARATE DETACHED GARAGE AT REAR WITH FURTHER DEVELOPMENT POTENTIAL
- * NO CHAIN

Hall

12' 8" x 9' 6" 3.86m x 2.89m



Cloakroom

7' 2" x 7' 2.18m x 2.13m



4 Bedroom Detached House

FERNLEA
28A CHURCH WALKS
LLANDUDNO
CONWY
LL30 2HL

NO CHAIN
offers in region of
£525,000
REDUCED FROM £549,950

Reference Number: FP7527

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

Church Walks is not far from the Promenade, pier and other local amenities. It is conveniently situated, close 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 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, bear left onto Church Walks, follow this road, turn left onto Llewelyn Avenue, left onto Church Walks where Fernlea can be found on the left.

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

Energy Efficiency Rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart



Detached Four Bedroom Home Occupying A Large Plot With Additional Large Garage

Lounge

24' 4" max x 11' 10" 7.42m x 3.60m

Conservatory

21' 9" x 9' 3" 6.63m x 2.82m

Kitchen/Diner

20' 8" x 12' 7" 6.30m x 3.83m



Utility Room

7' 1" x 4' 8" 2.16m x 1.42m

Landing

13' 6" x 11' 2" max 4.11m x 3.40m

Master Bedroom

12' 4" x 12' 8" max plus wardrobes 3.76m x 3.86m



En-Suite Shower Room

7' 2" x 4' 6" 2.18m x 1.37m

Bedroom Two

13' 9" x 11' 6" 4.19m x 3.50m



Bedroom Three

11' 10" x 7' 11" 3.60m x 2.41m



Bedroom Four

10' 5" x 6' 8" 3.17m x 2.03m



Bathroom

7' 2" x 6' 1" 2.18m x 1.85m



Garage

17' 8" x 12' 5.38m x 3.66m

Garage/Potential Annexe

20' 4" x 20' 6.20m x 6.10m



4 Bedroom Detached House

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28A CHURCH WALKS
LLANDUDNO
CONWY
LL30 2HL

NO CHAIN

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