

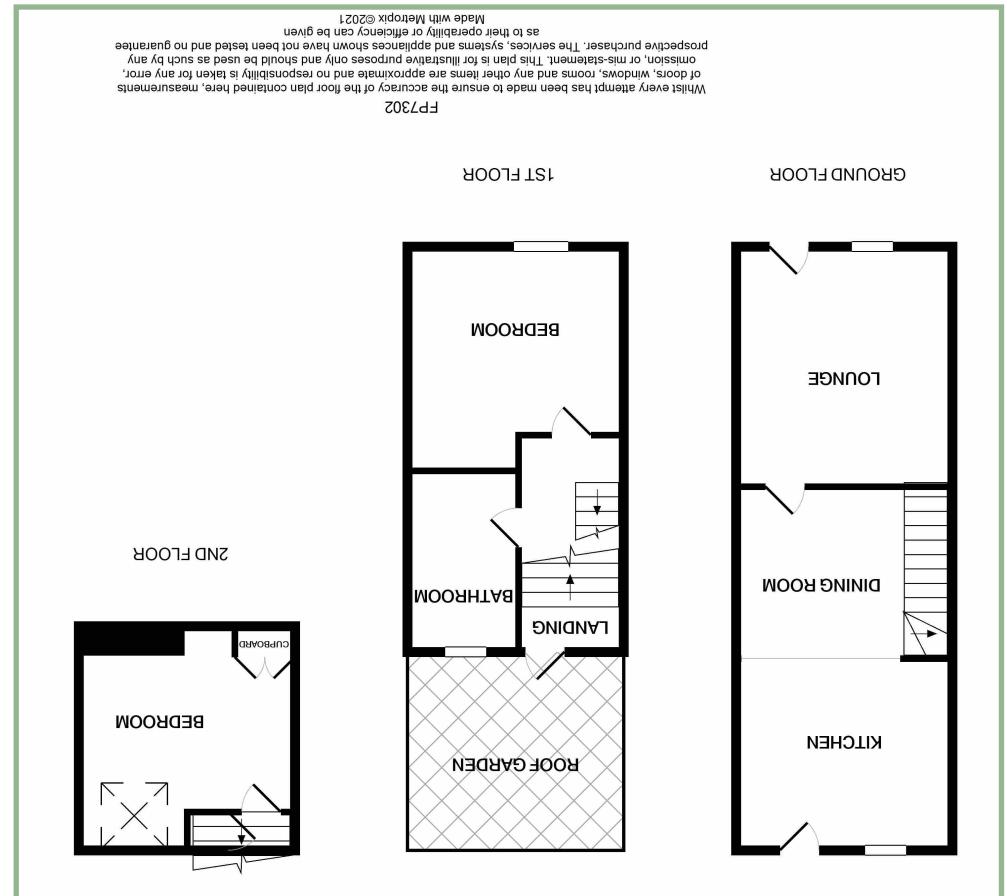
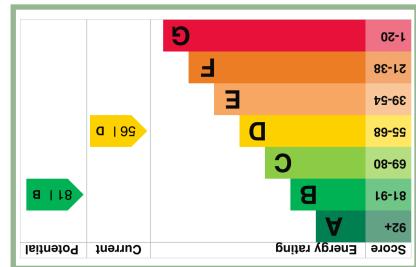
sales details have not been

the property and we have no  
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services, fittings and equipment referred to in the  
authority to do so on behalf of the seller.  
representation or give any warranty in relation to  
constitute any part of an offer or contract. The  
not be relied on as statements or representations  
we endeavor to make our sales details accurate

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Fletcher & Pool



# Two Bedroom Mid Terrace Cottage Enjoying Stunning Views

## Description

An immaculately presented two bedroom mid terrace cottage enjoying superb far reaching views over Llandudno, the sea, the cable car route and extending over to Conwy Castle in the distance.

The extended and well planned accommodation, which is laid over three floors, comprises: Lounge, dining room which opens into the kitchen which has a gas hob and electric oven, stairs leading to the landing which provides access onto the roof terrace, master bedroom and bathroom. Stairs to the second floor: Small landing area and bedrooms. UPVC double glazing and Worcester gas fired central heating boiler.

Outside is a front path area, small walkway to the rear and a decked roof garden accessed from the first floor.

- ✓ ENJOYS SUPERB FAR REACHING VIEWS
- ✓ SITUATED IN A HIGHLY SOUGHT AFTER LOCATION
- ✓ EASY ACCESS TO LOVELY WALKS ON THE ORME
- ✓ IDEAL HOME OR HOLIDAY HOME
- ✓ ROOF GARDEN TO REAR
- ✓ DECEPTIVELY SPACIOUS ACCOMMODATION
- ✓ NO CHAIN

## Lounge

11' 9" x 10' 9" 3.58m x 3.27m



## Dining Room

8' 8" x 8' 6" 2.64m x 2.59m



## Kitchen

9' 6" x 10' 10" 2.89m x 3.30m



## Landing

10' 10" x 5' 8" 3.30m x 1.72m

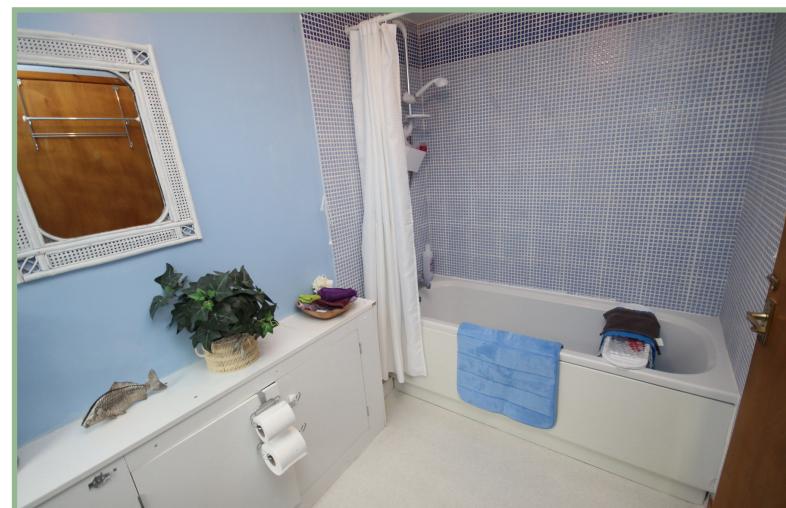
## Bedroom One

11' 3" x 11' 1" 3.43m x 3.38m



## Bathroom

8' 10" x 5' 5" 2.69m x 1.65m



## Bedroom Two

11' 6" x 10' 9" 3.50m x 3.27m



## Location

Belle Vue Terrace is located on the Great Orme, 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, turn right onto Abbey Road following the road to the end and The Empire Hotel is facing you, turn left by the Empire Hotel and follow the round round, at the traffic lights continue ahead following the road up the hill where number 3 can be found on the left.

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

Energy Efficiency Rating: C

## 2 Bedroom Mid Terrace Cottage

3 BELLE VIEW TERRACE  
LLANDUDNO  
CONWY  
LL30 2JJ

NO CHAIN  
**£195,000**

Reference Number: FP7302

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

