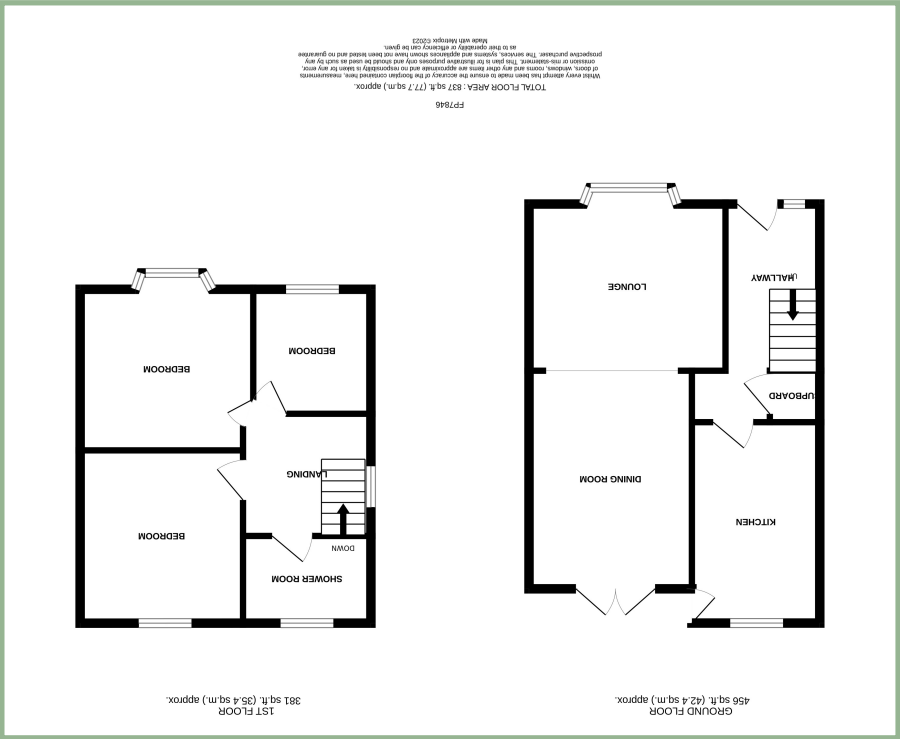


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Three Bedroom Semi-Detached Home Enjoying Views of The Great Orme

Description

A well maintained three bedroom semi detached home enjoying open aspect views over the playing field and The Great Orme from the rear aspect. The property is ideally located for easy access to the schools, hospital and within walking distance to Llandudno town, the beach and promenade.

The accommodation comprises: Entrance hallway with under stairs storage cupboard, lounge with bay window, gas fire and access into the dining room which has double doors onto the rear garden. Kitchen with integrated gas hob and double oven and space for a low level fridge and space and plumbing for a washing machine. To the first floor: Landing with drop down ladder to a carpeted and plaster boarded loft. Two double bedrooms both with fitted wardrobes and a single bedroom and shower room. UPVC double glazing and Worcester gas fired central heating.

To the outside there is driveway parking and garage with power, light and electric door, a low maintenance front garden laid to stone chippings. To the rear of the property there is a low maintenance garden with views over the Great Orme and workshop with power and light.

- ✓ THREE BEDROOM TRADITIONAL STYLE SEMI DETACHED HOME
- ✓ ENJOYS VIEWS OF THE GREAT ORME FROM THE REAR ASPECT
- ✓ GARAGE WITH ADDITION OF A WORKSHOP
- ✓ EASY ACCESS TO THE SCHOOLS AND HOSPITAL
- ✓ LOW MAINTENANCE GARDENS
- ✓ NO CHAIN

Hall

13' 2" x 5' 10" 4.01m x 1.78m

Dining Area

11' 6" x 13' 8" max 3.50m x 4.16m

Lounge



12' 2" x 11' 3" 3.71m x 3.43m

Kitchen

12' 11" x 7' 10" 3.94m x 2.39m



Landing

8' 6" x 8' 5" 2.59m x 2.56m

Bedroom One

12' 5" into wardrobes x 11' 6" into bay 3.78m x 3.50m



Bedroom Two

11' 8" x 11' 3" into wardrobes 3.55m x 3.43m

Bedroom Three

7' 5" x 7' 9" 2.26m x 2.36m

Shower Room

8' 3" x 5' 5" 2.51m x 1.65m

Garage

21' 11" x 7' 5" 6.68m x 2.26m Power Light and electric door.

Workshop

13' 11" x 8' 1" 4.24m x 2.46m Power and light

Agent's Notes: Property is freehold.

Location

Rhuddlan Avenue is located 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 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 second exit onto the dual carriageway and turn left onto Maenan Road, right onto Gwydyr Road, right onto Rhuddlan Avenue.

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

Energy Efficiency Rating: TBC

3 Bedroom Semi-Detached House

56 RUDDLAN AVENUE
LLANDUDNO
CONWY
LL30 1LN

£238,000

REDUCED FROM £248,000

Reference Number: FP7846

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

