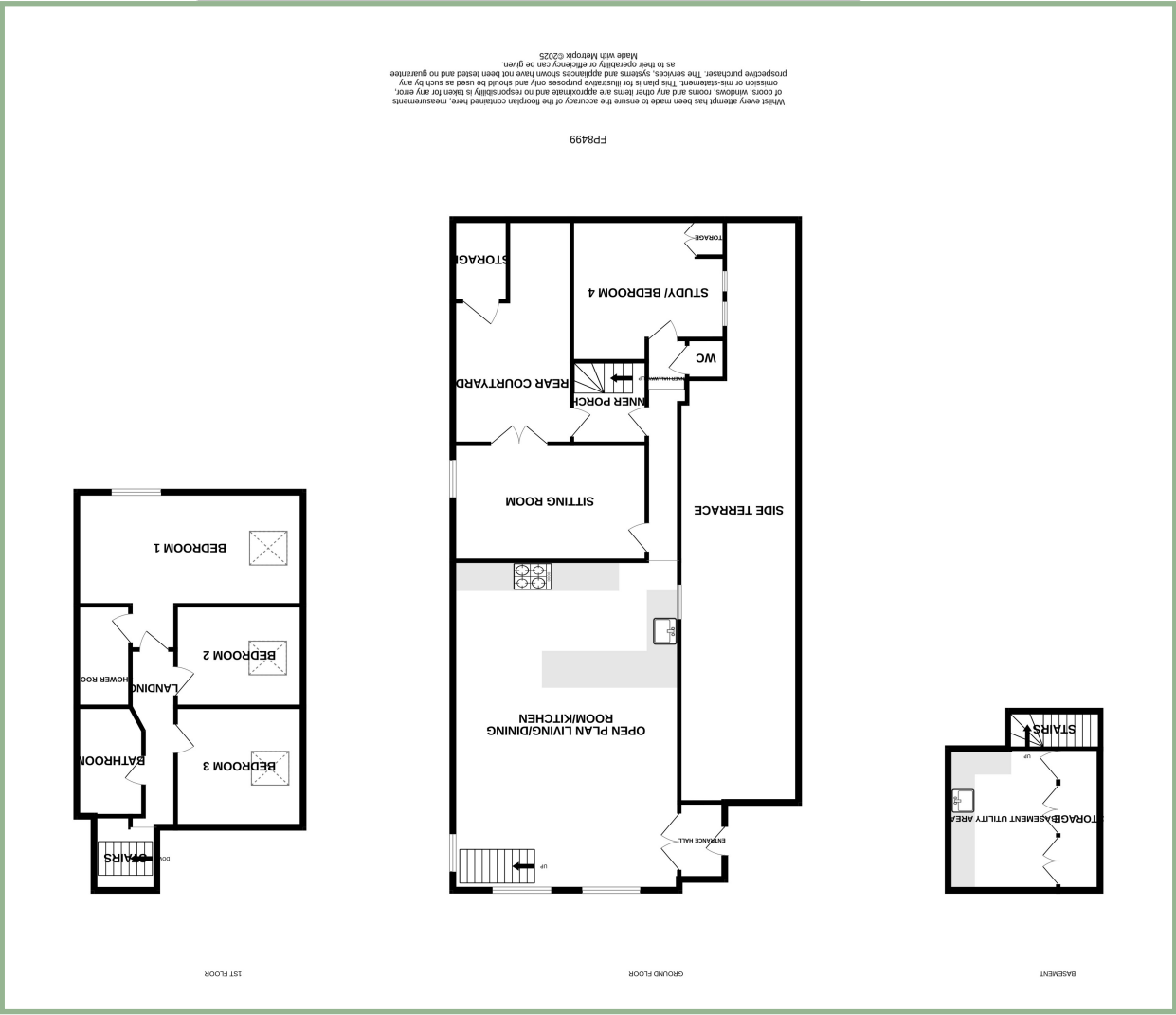


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

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F&P Fletcher & Poole





# Three/Four Bedroom Semi-Detached Converted Chapel School In Central Location

## Description

A truly unique three/four bedroom semi detached converted Chapel school, originally built in 1909 then converted in 2006 into a beautiful home full of charm and character.

Situated in a convenient location for easy access to the shops, train station and bus routes and within minutes of the A55.

The property is impressive throughout, with well planned and spacious rooms and stunning original features including original flooring, panelling, beams and brickwork. The accommodation comprises: Entrance porch with double doors into the superb open plan lounge/kitchen/diner.

The bespoke handmade wooden kitchen has an integrated built in dishwasher, ash worktop and granite worktop with space for a range electric cooker, extractor and Belfast sink. The inner hallway with period style tiled flooring provides access to a sitting room with French Doors onto the rear courtyard, study/bedroom 4 with exposed brickwork and fireplace and was the original Headmaster’s office. Within the study/bedroom 4 there is access to a boarded and lined loft space, and further large storage cupboard housing the boiler and column radiator. Recently installed W.C.

The inner porch allows access down to a basement utility area which has ample storage units, water, power and light, which has been lined and insulated with vented automatic extractor/de-humidifier and electric heating.

To the first floor; access via the curved feature staircase onto the first floor: Two double bedrooms and bathroom with freestanding roll top bath. The master bedroom with a further original church feature window and ensuite shower room.

Outside; the rear courtyard provides a private seating area and brick shed and garden tap. The side terrace is laid with character reconstituted-stone york flags, outside tap and glazed canopy, providing a low maintenance private space, with fenced boundaries and gate to access the front of the property.

The driveway has space for two cars, which is block paved with a stone wall boundary. The windows are double glazed throughout and the heating system is a Worcester gas combination boiler.

- ✓ 3/4-BEDROOM SEMI-DETACHED CONVERTED CHAPEL SCHOOL BUILT IN 1909
- ✓ BEAUTIFUL ORIGINAL FEATURES
- ✓ HAND CRAFTED CURVED FEATURE STAIRCASE TO THE FIRST FLOOR
- ✓ PAVED LOW MAINTENANCE SIDE TERRACE AND REAR COURTYARD
- ✓ OFF-ROAD PARKING FOR TWO VEHICLES
- ✓ FREEHOLD

3/4 Bedroom Semi-Detached Home

CHAPEL SCHOOL  
QUEENS ROAD  
LLANDUDNO JUNCTION  
CONWY  
LL31 9AA

NO CHAIN  
£350,000

Reference Number: FP8499

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](http://www.fletcherpoole.com)





Location

Llandudno Junction has a variety of local shops and amenities. It is located on a main railway line and bus route and is very close to the A55 Expressway for easy access to Chester and the motorways.

Directions

From our Conwy office go over the bridge, second exit into Llandudno Junction, proceed over the mini roundabout, into the village, pass the Coop on the left and turn right passed the Barber Shop onto Queens Road, where Chapel School can be found on the right hand side.

Council Tax Band: D (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		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		





# Three/Four Bedroom Semi-Detached Converted Chapel School In Central Location

## Lounge/Kitchen/Dining

28' 11" x 19' 10" 8.82m x 6.05m



## Bedroom Two

11' 2" x 8' 11" 3.40m x 2.71m



## Inner Hall

19' 5" x 2' 10" 5.92m x 0.86m

## Bathroom

12' 5" x 13' 5" 3.78m x 4.09m

## Basement/Utility Room

12' 5" x 9' 8" 3.78m x 2.94m



## Inner Porch

8' 8" x 5' 7" 2.64m x 1.70m

## Mezzanine

19' 10" x 10' 7" 6.05m x 3.22m

## Bedroom One

19' 10" x 9' 11" 6.05m x 3.02m



## Ensuite

8' 10" x 4' 4" 2.69m x 1.32m

## Bedroom Three

11' 2" x 8' 11" 3.40m x 2.71m



## Bathroom

9' 7" x 6' 2" 2.92m x 1.87m



3/4 Bedroom Semi-Detached Home

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