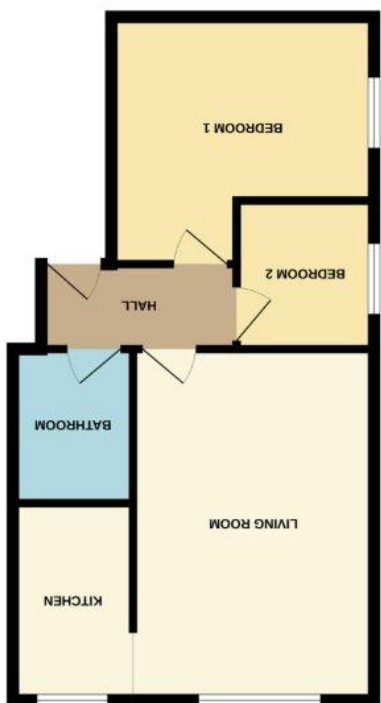
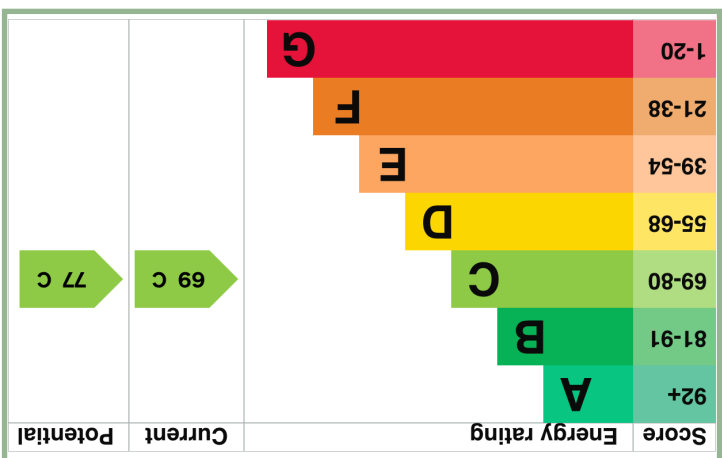


www.fletcherpoolle.com



GROUND FLOOR





A MOST SPACIOUS AND WELL PRESENTED TWO BEDROOM TOP FLOOR FLAT IN CENTRAL LOCATION CLOSE TO ALL AMENITIES AND SOLD WITH NO CHAIN!

Description

This spacious and well planned two-bedroom top floor apartment is well presented throughout and benefits from being in a central location close to all amenities. Offered for sale with NO CHAIN viewing is strongly recommended.

The accommodation in brief comprises, entrance hall with carpet floor, doors to all rooms, and radiator. The living room is a spacious room with window to the front, carpet flooring, radiator, and space for living and dining furniture. The kitchen is partially open to the living room and benefits from white wall and base level units with complimentary work tops, and tiled splash back areas, integrated stainless steel sink, drainer, and mixer tap, oven, hob, and extractor, vinyl tile effect flooring, wall mounted combination boiler, space and plumbing for other kitchen and laundry appliances. Bedroom one is a spacious double room with window to the side, carpeted flooring, and radiator. Bedroom two is a single sized room with carpet floor, radiator, and window to the side. The bathroom is fitted with a three-piece white suite comprising, tiled shower enclosure, pedestal wash hand basin, and low-level WC, tiled splash back areas, vinyl tiled effect flooring, and radiator.

There are well kept communal areas internally and externally, with intercom entry systems, there is residents parking, although this is on a first come, first served basis! The property is fully double glazed, and gas central heated via a combination boiler that also provides the hot water.

- ✓ TOP FLOOR FLAT
- ✓ TWO BEDROOMS
- ✓ WELL PRESENTED
- ✓ CENTRAL LOCATION
- ✓ NO CHAIN

Hallway

9' 2" x 4' 2.79m x 1.22m

Living Room

16' 5" x 11' 4" 5m x 3.45m



Kitchen

8' 10" x 5' 8" 2.69m x 1.72m



Bedroom One

12' 4" x 11' 7" max 3.76m x 3.53m



Bedroom Two

6' 11" x 6' 5" 2.11m x 1.95m



Shower Room

7' 3" x 5' 8" 2.21m x 1.72m



Location

The property is situated in Craig Y Don close to the Promenade, the theatre, Mostyn Champney Retail Park, the 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 Pentwyn Road and proceed along, going straight across at the mini roundabout, continue until you reach the large roundabout. Take the third exit towards Craig y Don, continue along Queen's Road, at the road junction turn right, then take the 1st left into Carmen Sylva Road, turn left onto Victoria Street where number 41 can be found immediately on the left.

Council Tax Band: A (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Efficiency Rating: C  
Tenure: Leasehold

2 Bedroom Top Floor Apartment

Flat 5, 41 Victoria Street  
Llandudno  
LL30 1LQ

NO CHAIN  
£120,000

Reference Number: FP8417  
7/7/2025

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)

