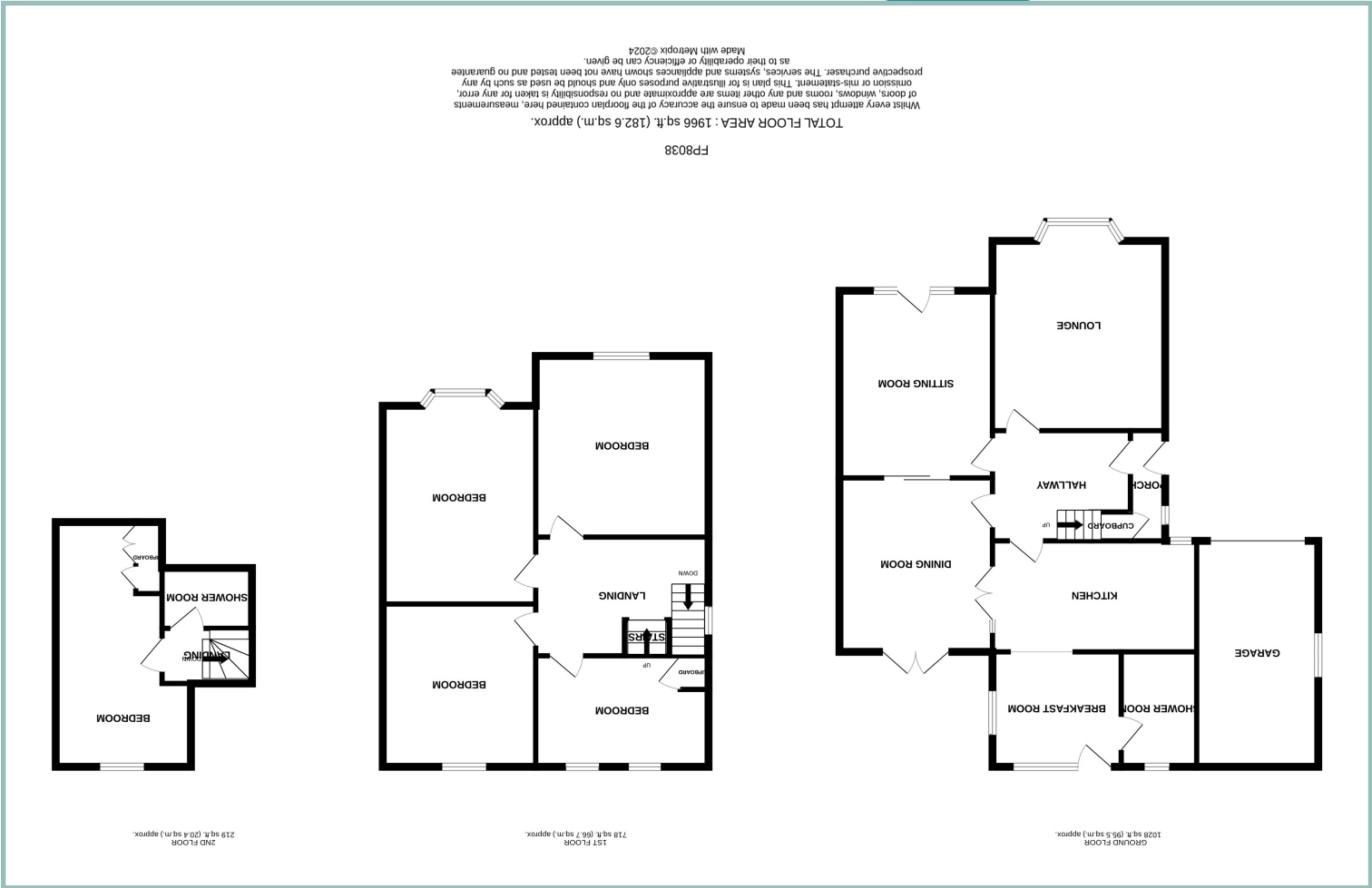


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole
DIAMOND COLLECTION



www.fletcherpoole.com



Five Bedroom Semi Detached Home Enjoying Lovely Views

Description

A spacious and very well planned five bedroom semi detached home situated on the much sought after The Oval on the West Shore of Llandudno with large rear garden.

Ideally situated for easy access to the beaches, promenade, shops in both the main town of Llandudno and the West Shore and lovely walks on the Great Orme.

The property enjoys views over the cricket ground, the Orme and the mountains in the distance. This fantastic family home is located in a cul de sac location also within walking distance to both the primary and the secondary schools.

The accommodation comprises: Side entrance porch with under stairs cupboard, hallway, lounge with bay window, sitting room with a door onto the front garden area and doors opening into the dining room which has double patio doors onto the rear garden, kitchen with space for an electric oven and space for a fridge and freezer, an opening provides access into the breakfast room which has a door onto the back garden and downstairs shower room.

From the main hallway a turned staircase leads to the first floor accommodation: Landing, four bedrooms and a staircase to the second floor accommodation: Landing, bedroom five and a shower room.

Mostly UPVC double glazing and Baxi gas fired central heating with a separate hot water cylinder.

The property is South facing and enjoys sun all day. To the outside there is a gated driveway, lawned area with raised bed and a single garage. To the rear of the property there is a block paved patio area, lawn, summer house, green house and a timber rear gate giving easy access to the town centre.

- * SPACIOUS FIVE BEDROOM SEMI DETACHED HOME
- * WELL PLANNED AND EXTENDED ACCOMMODATION LAID OVER THREE FLOORS
- * SITUATED IN A HIGHLY DESIRABLE CUL DE SAC LOCATION
- * WITHIN WALKING DISTANCE TO THE BEACHES, SHOPS AND GREAT ORME
- * ENJOYS VIEWS OVER THE CRICKET GROUND, GREAT ORME AND MOUNTAINS IN THE DISTANCE
- * SUPERB FAMILY HOME WITH GOOD SIZE GARDEN
- * FREEHOLD
- * NO CHAIN



5 Bedroom Semi Detached Home

22 The Oval
Llandudno
LL30 2BU

NO CHAIN

£375,000

REDUCED FROM £420,000

Reference Number: FP8038
23/5/2024

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

The Oval is located on the West Shore, 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, proceed onto Bryniau Road, continue onto and along Gt. Ormes Road, turn right onto Lloyd Street West, bear left onto The Oval and continue to the end where number 22 can be found in the cul de sac on the left.

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

Energy Efficiency Rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Five Bedroom Semi Detached Home Enjoying Lovely Views

Porch

8' 3" x 2' 7" 2.51m x 0.78m

Hallway

8' 3" x 9' 10" 2.51m x 3m

Lounge

15' 8" x 13' 4.77m x 3.96m

Sitting Room

14' x 10' 6" 4.26m x 3.20m

Dining Room

13' 1" x 11' 6" 3.99m x 3.50m

Kitchen

15' 10" x 8' 4" 4.82m x 2.54m

Breakfast Room

10' 7" x 8' 1" 3.22m x 2.46m

Shower Room

8' 8" x 5' 6" 2.64m x 1.67m

Landing

12' 11" x 8' 4" 3.94m x 2.54m

Bedroom One

15' 9" x 10' 6" 4.80m x 3.20m

Bedroom Two

13' x 13' 3.96m x 3.96m

Bedroom Three

13' 1" x 11' 6" 3.99m x 3.50m

Bedroom Four

12' x 8' 5" 3.66m x 2.56m

Bedroom Five

18' 3" x 10' 2" max 5.57m x 3.10m

Shower Room

6' 6" x 5' 2" 1.98m x 1.57m

Garage

18' 5" max x 9' 5.62m x 2.74m



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Llandudno
LL30 2BU

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