

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 to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating viewing some distance to view the property.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given to their condition.

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.

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements of fact and they do not constitute any part of an offer or contract. The seller

[www.fletcherpooles.com](http://www.fletcherpooles.com)

DIAMOND COLLECTION  
Fletcherpooles



# CHARMING FOUR BEDROOM PERIOD HOME NEAR WEST SHORE BEACH WITH GARDENS & DOUBLE GARAGE

## Description

Set just a short stroll from the stunning West Shore beach—famed for its breathtaking sunsets—this beautifully presented four-bedroom semi-detached period home offers spacious and versatile accommodation, perfect for families or those seeking multi-generational living. With generous gardens on three sides, a large detached double garage, and elegant original features throughout, early viewing is strongly recommended.

Step through the entrance porch with tiled flooring into a welcoming hallway with high ceilings, traditional spindle staircase, under stairs storage, and carpeted flooring.

The front sitting room benefits from a square bay window overlooking the front garden—ideal as a home office or reading nook—and features a wood-burning stove with timber surround and slate hearth.

The main lounge is a warm and inviting space with sliding glass doors to the garden, additional window to the front, a multi-fuel burning stove, and a charming fireplace that acts as the room's centrepiece.

At the rear, the spacious kitchen/diner blends original character with modern convenience. It features dual windows to the rear garden, tiled floors, original fitted cupboards, and stylish white wall and base units with complementary worktops. The space includes a stainless-steel sink with mixer tap, extractor hood, and ample room for appliances and dining furniture.

This opens into a bright garden room, with windows on three sides and a glazed door to the garden—ideal for enjoying year-round greenery.

A cosy snug and a light-filled sunroom offer even more flexible living space.

Completing the ground floor is a modern bathroom, featuring a three-piece suite with bath and shower over, vanity unit, heated towel rail, backlit mirror, and separate dressing/drying area.

A bright and airy landing with front window and attractive banister gives access to four double bedrooms—a rare find in homes of this type.

Bedroom one is especially spacious, enjoying dual aspect windows and a chimney breast alcove.

Bedrooms two, three, and four are all generously sized, each with carpet flooring and central heating.

The family bathroom is a convenient wet room with shower, wash basin, and WC. A separate WC with window completes the upstairs layout.

The generous wrap-around gardens are mainly laid to lawn with mature borders, shrubs, trees, and patio seating areas—perfect for outdoor entertaining or family relaxation.

A larger-than-average detached double garage sits to the rear of the property, featuring an electric roller door, power, lighting, water, and two windows. This versatile space could potentially be converted into a self-contained annex (subject to planning permission).

## Additional Features:

- Fully boarded loft space with lighting and drop-down stairs
- Positive pressure ventilation system
- Wheelchair-friendly level access throughout the home
- Gas central heating and full double glazing

- \* PERIOD SEMI DETACHED HOME
- \* FOUR DOUBLE BEDROOMS
- \* THREE RECEPTION ROOMS
- \* TWO BATHROOMS
- \* TWO 'SUN' ROOMS
- \* GARDENS TO THREE SIDES
- \* DETACHED DOUBLE GARAGE
- \* SOUGHT AFTER WEST SHORE LOCATION
- \* LEASEHOLD



4 Bedroom Semi Detached Home

18 Gogarth Road  
Llandudno  
LL30 2AP

**£450,000**  
REDUCED FROM £475,000

Reference Number: FP8379  
4/6/2025

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

## Location

Gogarth Road 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.

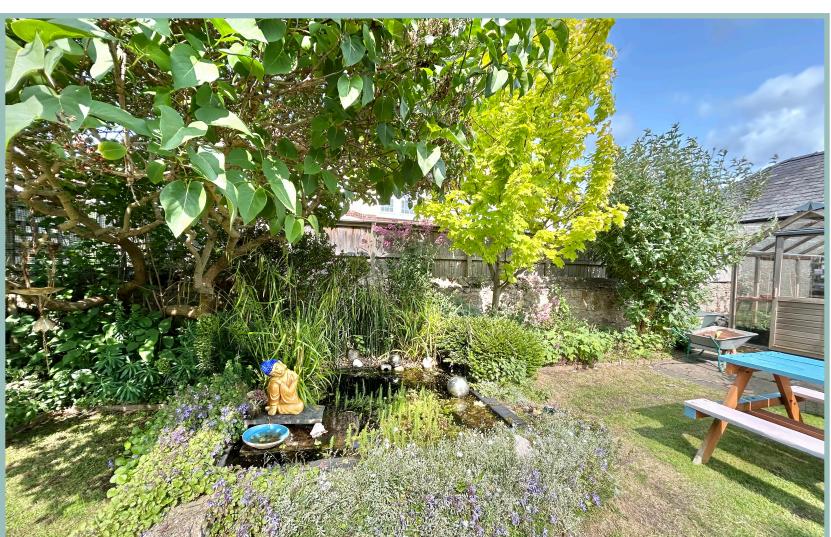
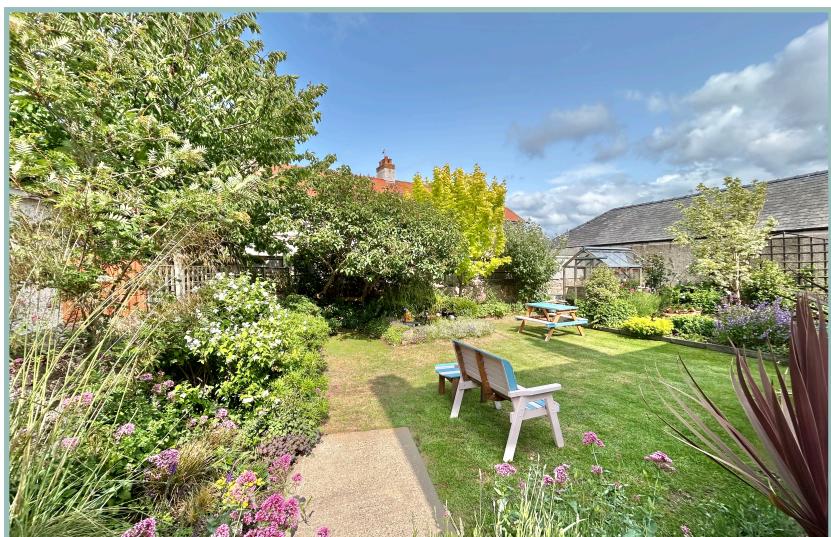
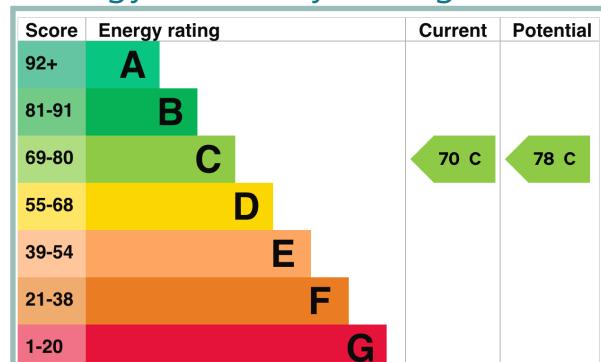
## Directions

From our Conwy office follow the one way 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, then right onto Gogarth Road where the property can be found at the head of the cul-de-sac.

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

Tenure: Leasehold

Energy Efficiency Rating: C



# CHARMING FOUR BEDROOM PERIOD HOME NEAR WEST SHORE BEACH WITH GARDENS & DOUBLE GARAGE

## Porch

4' 11" x 3' 3" 1.50m x 0.99m

## Entrance Hallway

15' 8" x 10' 5" 4.77m x 3.17m

## Lounge

15' 7" x 12' 9" 4.75m x 3.88m

## Sitting Room

14' x 11' 7" 4.26m x 3.53m

## Snug

11' 1" x 10' 3" max 3.38m x 3.12m

## Dining/Kitchen

17' 10" x 11' 5" 5.44m x 3.48m

## Garden Room

12' 6" x 9' 5" 3.81m x 2.87m

## Sunroom

10' 7" x 7' 9" 3.22m x 2.36m

## Ground Floor Bathroom

11' 1" x 12' 2" 3.38m x 3.71m

## Landing

15' 8" x 10' 6" 4.77m x 3.20m

## Bedroom One

15' 7" x 12' 9" 4.75m x 3.88m

## Bedroom Two

14' x 11' 8" 4.26m x 3.55m

## Bedroom Three

11' 8" x 11' 7" 3.55m x 3.53m

## Bedroom Four

11' 2" x 11' 1" 3.40m x 3.38m

## Bathroom

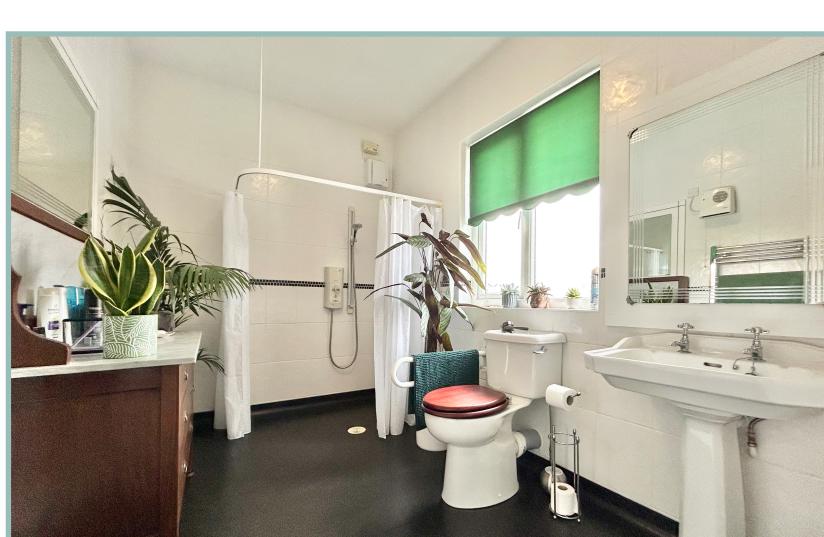
10' 5" x 7' 2" 3.17m x 2.18m

## W.C

5' 4" x 3' 3" 1.62m x 0.99m

## Detached Garage

19' 3" x 19' 5.87m x 5.79m



4 Bedroom Semi Detached Home

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**£450,000**

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