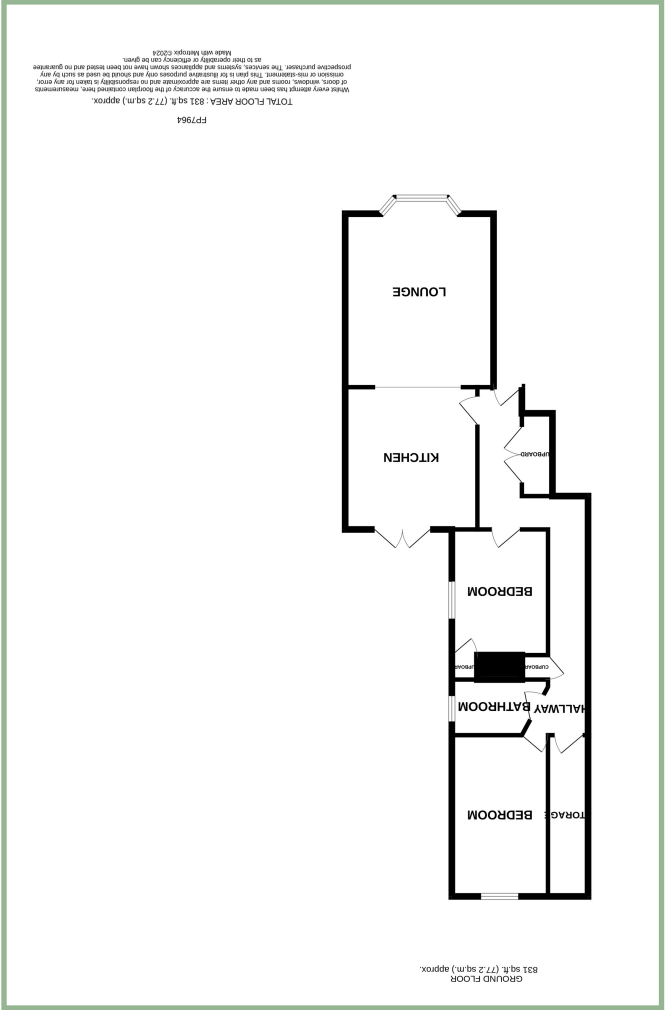


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

F&P

Fletcher & Poole

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Spacious Two Bedroom Ground Floor Apartment

Description

A light and deceptively spacious two bedroom ground floor apartment situated on the level within easy walking distance to the shops and promenade. This extended apartment is one of only three in a end terrace period property and benefits from a low maintenance rear courtyard garden. The accommodation comprises: Communal entrance hall, personal door to number 1, hallway with two storage cupboards (one of which houses the space and plumbing for a washing machine), lounge with bay window which opens into the kitchen which has a gas range cooker, integrated dishwasher and space for a fridge/freezer and double doors out to the garden, two double bedrooms and bathroom and access from the hallway into a covered store area. To the outside there is a shared front yard area and a low maintenance garden for the use of the ground floor with timber rear gate and timber shed.

- ✓ DECEPTIVELY SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ ONE OF ONLY THREE IN A PERIOD PROPERTY
- ✓ SITUATED ON THE LEVEL WITHIN WALKING DISTANCE TO AMENITIES
- ✓ BENEFITS FROM A LOW MAINTENANCE COURTYARD GARDEN
- ✓ TWO DOUBLE BEDROOMS
- ✓ LEASEHOLD WITH A SHARE OF THE FREEHOLD
- ✓ NO CHAIN

Hallway

13' x 3' 7" 3.96m x 1.09m

Lounge

16' 9" x 13' 1" 5.10m x 3.99m



Kitchen

12' 7" x 11' 9" 3.83m x 3.59m



Bedroom Two

11' 2" x 8' 7" 3.40m x 2.61m



Bedroom One

14' 5" x 8' 9" 4.39m x 2.66m



Bathroom

6' 9" max x 6' 9" 2.06m x 2.66m



Store Room

14' x 3' 5" 4.26m x 1.04m

Agent Notes: The apartment is leasehold on a 999 year lease with each owner owning a third of the freehold. Maintenance fee of £45 per month which also covers the buildings insurance.

Location

The property is situated in a residential street in Craig Y Don within level walking distance of the local shops, other facilities and the Promenade, it is within 800 yards of the Promenade, the theatre, Mostyn Champney Retail Park, the new 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 Pentywyn Road and proceed along, going straight across at the mini roundabout, continue until you reach the large roundabout. Take the third exit onto Queen's Road, turn left onto Curzon Road and first left onto Morley Road where number 8 can be found on the right.

Council Tax Band: B (provided on www.voa.gov.uk)
Energy Efficiency Rating: D

2 Bedroom Ground Floor Apartment

Apartment 1
8 Morley Road
Craig Y Don
Llandudno
LL30 1TD

£166,000
REDUCED FROM £170,000

Refer to: 7964
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

