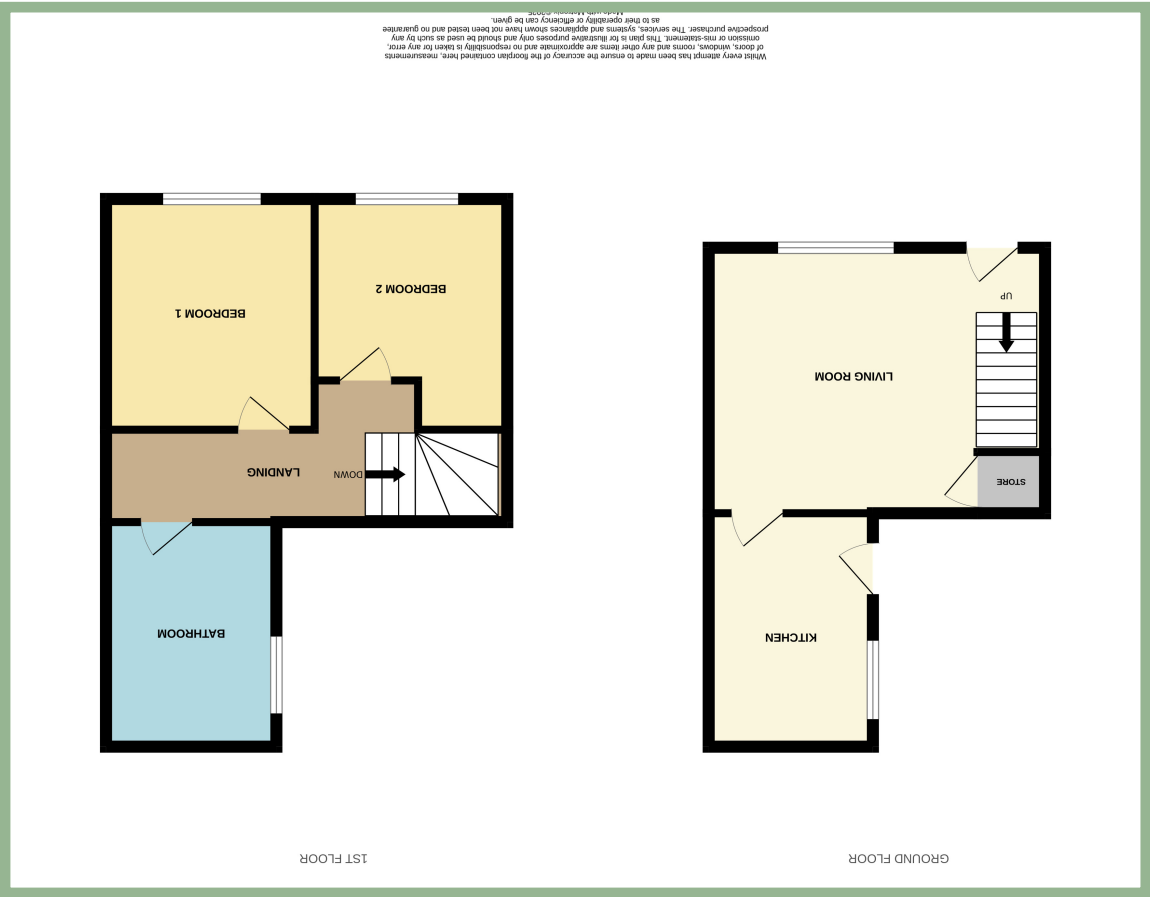
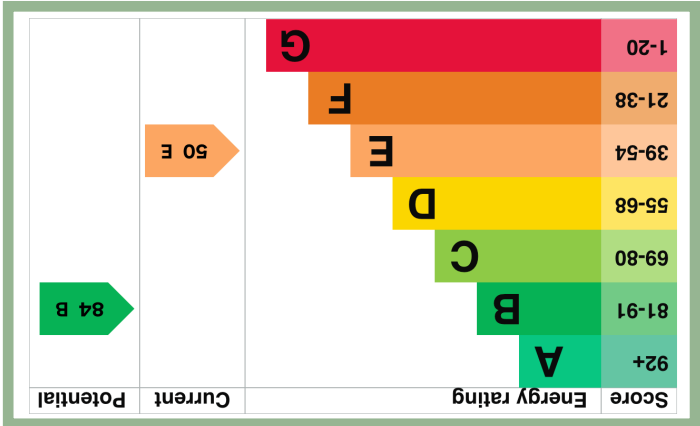


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcherpoole.com





# A WELL PRESENTED TWO BEDROOM END TERRACE IN CENTRAL LOCATION

## Description

This two-bedroom end of terrace is situated in a central location ideal for the town centre and all of its amenities, just a few minutes' walk to the promenade, beach, seafront, pier and Happy Valley! Early viewing is essential as the property is offered for sale with NO CHAIN!

In brief the accommodation comprises, living room offering spacious accommodation with window to front aspect, radiator, stairs to the first floor and understairs storage, door leading to the kitchen, which is fitted with wall and base units, roll top work surface, sink and drainer, space and plumbing for kitchen appliances, double glazed door leads to the enclosed rear courtyard, the upper floor has a master bedroom which is double in size and has fitted storage, the second bedroom is well proportioned and also has fitted cupboard space, both bedrooms have windows to the front aspect, the larger than average bathroom is fitted with a three piece white suite comprising panel bath with overhead shower and screen, pedestal wash hand basin and low flush W.C., ample space for an enclosed shower cubicle if needed, a window overlooks the side aspect.

The properties features and benefits include gas central heating and hot water via a combination boiler, double glazing throughout, fitted storage to every room, side access leads to the rear enclosed courtyard which offers a tranquil retreat with ample space for seating.

- ✓ END OF TERRACE
- ✓ TWO BEDROOMS
- ✓ SPACIOUS LIVING ROOM
- ✓ MODERN BATHROOM
- ✓ FITTED KITCHEN
- ✓ REAR COURTYARD
- ✓ NO CHAIN

## Living Room

16' 2" x 12' 11" 4.93m x 3.94m



## Kitchen

11' 4" x 8' 3.45m x 2.43m



## Bedroom One

10' 6" x 10' 9" 3.20m x 3.27m



## Bedroom Two

8' 9" x 9' 2" 2.66m x 2.79m



## Bathroom

10' 3" x 8' 2" 3.12m x 2.49m



## Location

Brookes Street is located 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 straight over the roundabout onto Bryniau Road, right onto Trinity Avenue, taking the last right hand turn on to Brookes Street, where number 15 can be found after a short distance on the right.

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

Energy Efficiency Rating: E

Tenure: Freehold

## 2 Bedroom End Terrace House

15 Brookes Street  
Llandudno  
Conwy  
LL30 2TT

**£145,000**  
**REDUCED FROM £150,000**

Reference Number: FP8240  
20/1/2025

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)

