

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 arrangements. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

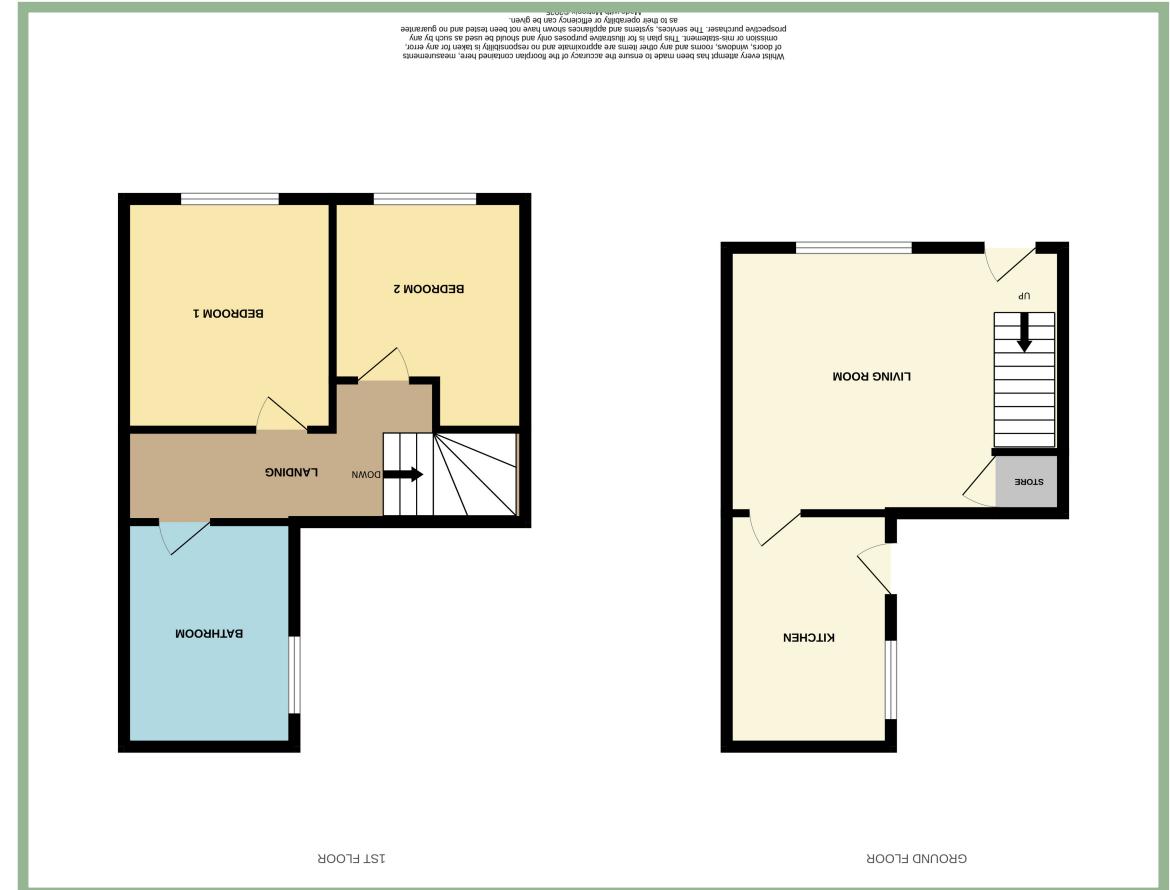
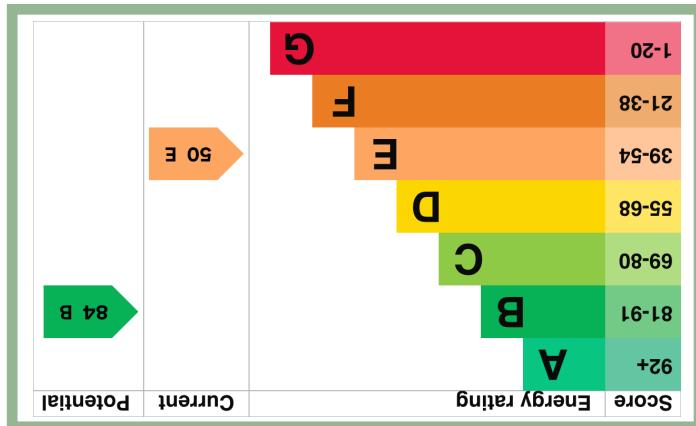
We strongly recommend that all the information which we provide about the property is written by yourself or your adviser.

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 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.

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Fletcherpoole



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



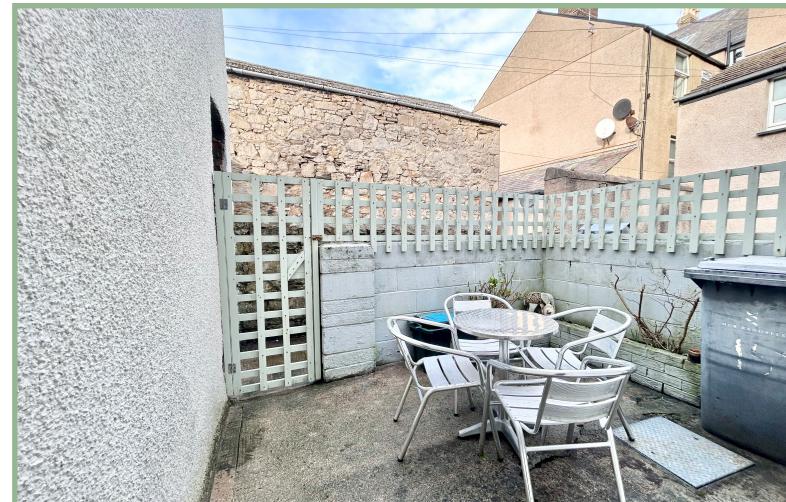
Bathroom

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)

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:

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email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

