

Anthony Flint

property consultants



Hafod, 45 Church Walks,
Llandudno, LL30 2HL

Offers In Excess Of
£495,000







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Hafod, 45 Church Walks is situated on the lower slopes of the Great Orme commanding panoramic views, taking in the North Bay to the West Shore, Nant y Gamar hillside and the Little Orme and surrounding area. This vast semi detached house is ideally situated for all the amenities of the popular Victorian seaside town of Llandudno. The property is in need of modernisation whilst offering a fantastic opportunity for a large family home. In brief, the accommodation affords entrance porch, reception hall with access to cellar rooms, large multi functional room, ground floor bedroom with en-suite shower room, lounge, dining room / home office, sitting room and kitchen to the ground floor. To the first floor are four bedrooms (three with en-suite facilities). To the second floor, there are two further bedrooms with en-suite shower rooms and access to the boarded loft space. To the outside, there is a large lawned garden to the front, single car garage and courtyard to the rear with storeroom off.

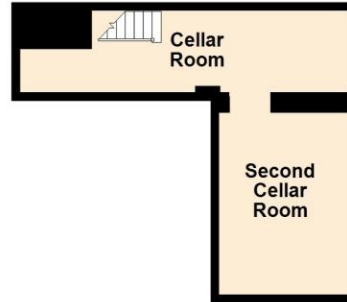
Timber and glazed L SHAPED ENTRANCE PORCH with double opening doors out to paved verandah, additional double opening doors at far end, timber and frosted glazed entrance door to RECEPTION HALL Inner Hall Area - coved ceiling, dado rail, two wall light points. MULTI FUNCTIONAL ROOM 21'07" x 16'09" approx., windows to front elevation overlooking front garden and roof top views towards Nant y Gamar, two radiators, coved ceiling, loft access, picture rail. GROUND FLOOR BEDROOM (NO. 8) 9'11" x 8'03" window to rear elevation, radiator, two doorways with original leaded panels. EN SUITE 7'10" x 2'07" frosted window to rear elevation, shower cubicle, wall mounted wash hand basin, w.c., shaver light point. MAIN RECEPTION HALLWAY two radiators, coved ceiling, dado rail, turned stairway to first floor. LOUNGE 22'05" max into bay x 10'09" bay windows and doors opening out into entrance porch area and front verandah, coved ceiling, picture rail, two radiators, two wall light points, feature tiled fire surround. DINING ROOM/OFFICE 22'03" into bay x 13'10" bay window to front elevation overlooking the porch and verandah with views over Llandudno, coved ceiling, picture rail, two radiators. From Hallway access into BASEMENT/CELLAR Steps leading down into Cellar Room 25'06" max inc stairwell x 6'03" housing fuse board and electric meter, radiator. Second Cellar Room 14'03" x 10'04". SITTING ROOM 20'03" x 13'05" two windows to rear elevation, radiator, built in alcove storage cupboards,

feature fireplace with marble effect hearth and back plate with inset Living Flame fire. KITCHEN 20'03" x 9'03" two windows to rear and side elevations, additional uPVC double glazed window to side, fitted with wall, base and drawer units, work surfaces over, inset double bowl sink unit with drainer, recess for range cooker, space for fridge freezer, space for washing machine, door to INNER COURTYARD tiled flooring, steps to rear garden. STOREROOM OPPOSITE COURTYARD 13'11" x 10'08" approx. frosted glazed window, w.c. FIRST FLOOR LANDING radiator, dado rail, feature stained leaded window on half landing. BEDROOM (NO. 4) 20'10" x 10'08" window to rear elevation with views to Gt Orme, picture rail, radiator. EN SUITE 7'04" x 2'09" shower cubicle, pedestal wash hand basin, low flush w.c. BEDROOM (NO. 3) 16'07" x 11'11" max uPVC double glazed window to side elevation with views towards Gt Orme, picture rail, radiator. EN SUITE 6'08" x 4'01" frosted window to side elevation, pedestal wash hand basin, low flush w.c., part tiled walls. BEDROOM (NO. 2) 12' x 10'10" inner hallway with dado rail. uPVC double glazed window to front elevation with stunning roof top views over the whole of Llandudno and beyond, picture rail, radiator. EN SUITE BATHROOM 10'07" max x 10'03" panelled bath with shower over, low flush w.c., part tiled walls, feature stained leaded window to side elevation, pedestal wash hand basin, radiator. BEDROOM (NO. 1) 19'03" max into bay x 14' uPVC double glazed bay window to front elevation with stunning views over the whole of Llandudno and beyond, picture rail, radiator, pedestal vanity wash hand basin, built in storage cupboard. SECOND FLOOR LANDING dado rail, access to boarded loft space, window at end. BEDROOM (NO. 5) 17'05" max narrowing to 13'03" x 13'04" max with limited headroom, two uPVC double glazed windows with stunning panoramic rooftop views over Llandudno and beyond and towards Little Orme, Nant y Gamar, the Vardre, Conwy mountains, radiator. EN SUITE 5'09" x 5'06" fully tiled shower cubicle, pedestal wash hand basin, w.c. BEDROOM (NO. 6) 16' max narrowing to 10' x 10'10" limited headroom, window to side elevation, radiator. EN SUITE 6'03" x 5'08" shower cubicle, pedestal wash hand basin, w.c., extractor fan. EXTERNALLY Double wrought iron gates with pathway leading to property. Front - mainly laid to lawn with established trees. Rear - steps from courtyard lead to gated access to road to Cwlach Street. GARAGE double opening doors. We are informed by the vendors that the property is Leasehold for 2000 years - Mostyn Estates - Fire insurance via Mostyn Estates. Ground Rent is £8 per annum. RB 18/06/2021



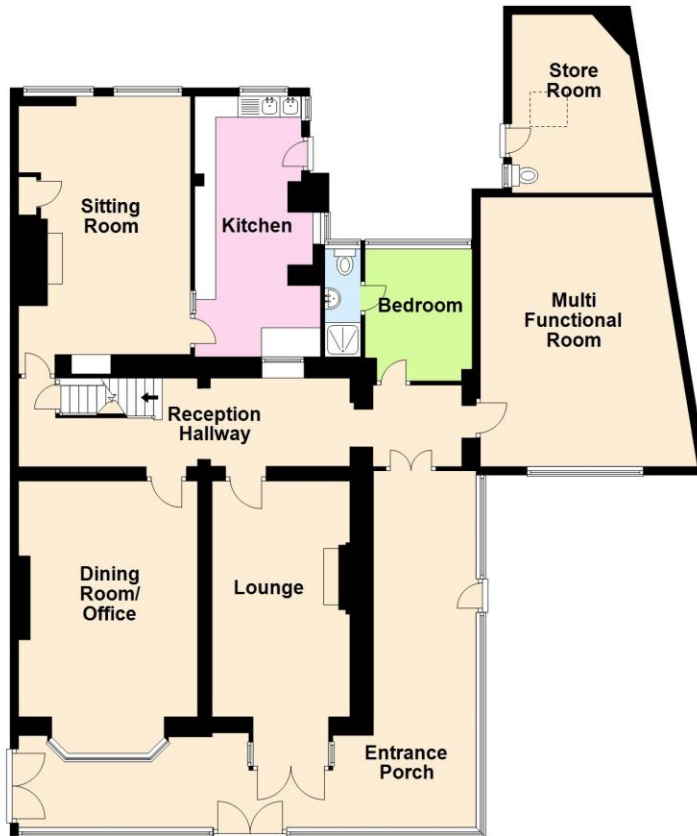
Basement / Cellar

Approx. 30.5 sq. metres (328.4 sq. feet)



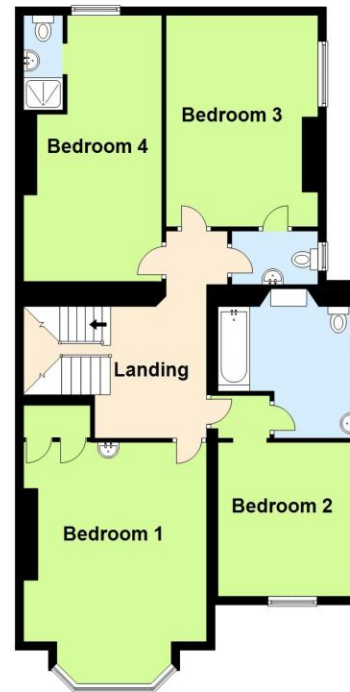
Ground Floor

Approx. 219.6 sq. metres (2363.5 sq. feet)



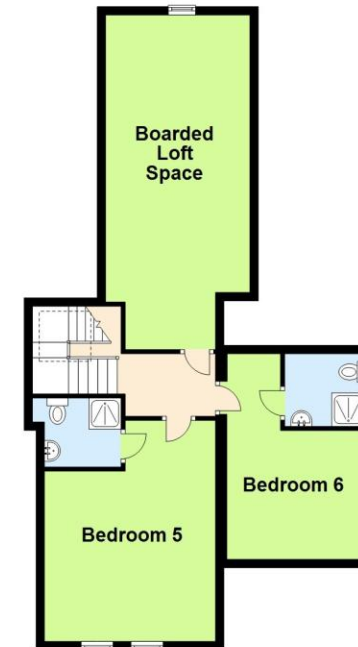
First Floor

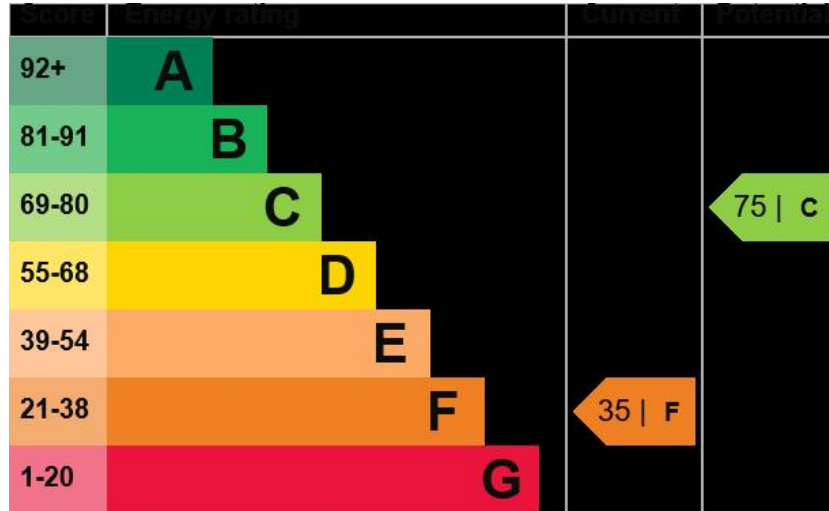
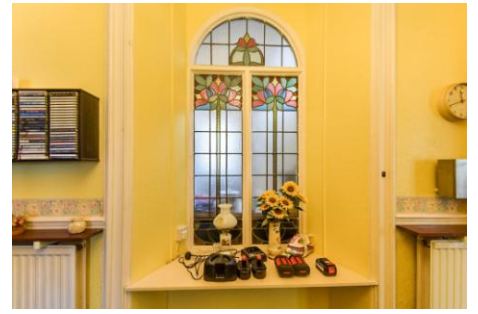
Approx. 110.4 sq. metres (1188.0 sq. feet)



Second Floor

Approx. 74.4 sq. metres (801.2 sq. feet)





Tenure and Council Tax: Tenure - We are informed by the vendors that the property is Leasehold. We are informed by the vendors that the Council Tax Band is Band H Conwy County Borough Council.

Viewing: Strictly by appointment through our Anthony Flint Office.

Services: Please note that none of the services, fittings, fixtures or appliances, heating/plumbing installations or electrical systems have been tested by the Estate Agent and no warranty is given to verify their working ability.

Proof of Identity and Funds: In order to comply with anti-money laundering regulations. Anthony Flint Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address. **PROOF OF FUNDS:** a copy of a mortgage offer or bank statement providing evidence of funding is required before we can advise Solicitors of a purchase.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.