

**10 Trevor Street,
Llandudno, LL30 2PN**

**Asking Price Of
£450,000**







Anthony Flint

This property is the perfect, cosy, beachside escape. Whether it be for yourself, or whether you are looking to use it as an Air B&B or holiday lodging, whoever is staying in this immaculately presented property won't want to leave. Renovated and modernised around 3/4 years ago this mid-terraced property now oozes comfort and grace across three floors of accommodation.

Ideally located, literally a stones throw from Llandudno's North Shore promenade and a very short walk from popular tourist attractions such as the Llandudno Pier and the iconic Great Orme. You are so close to the Orme and promenade you can watch the cable cars float through the sky over the Orme while listening to the waves crash up against the Llandudno shore line. And don't worry, although you are right in the heart of the Queen of seaside resorts, Trevor Street is nice and quiet and once you step inside this property it is like being wrapped in a warm blanket and you forget about the world outside. Perfect destination for all seasons.

The property has been owned by the current vendors for 10 years and in that time the property has been used as both a home and an Air B&B. There is a new roof, windows and boiler in the property. It also benefits from gas central heating, double glazed windows with plantation shutters and bespoke doors.

PORCH AND HALLWAY

LOUNGE

A beautifully cosy lounge which would be perfect for cuddling up in during the winter with a good book and a hot drink. Also a lovely bright spot to chill out in in the summer with a box bay window allowing in plenty of sunlight. Includes a feature brick chimney breast.

DINING ROOM

The dining room shouts elegance and class and presents as the perfect spot for entertaining guests over a meal and a few drinks or a sit down family dinner. This large space of the kitchen and hallway allows for a sizeable dining table with room left over for other features. Like the lounge room, it comes with fireplace with wooden hearth.

KITCHEN

This lovely, open plan kitchen is the perfect way to round off the internal layout of the ground floor. Has a lovely modern feel and features hard wood kitchen units, granite top, karndean flooring, spiral mixer tap and integrated Bosch dishwasher and fridge/freezer. There is also a lovely area which can be used for additional lounging. Perfect for guests to relax and converse with you while you are putting your culinary skills to the test in the kitchen. From this sitting area there are double Bi-fold doors leading out to the rear courtyard, perfect for opening on a summers day and letting the breeze and sunshine stream in.

WC

FIRST FLOOR LANDING

TOILET

BATHROOM

The stunning modern decor of this property continues on the first floor bathroom. One of the most elegant bathrooms you will find in any property at the moment. Stylishly tiled from floor to ceiling and contains a his and hers wash basin, bath and shower. Also features some cupboard space.

BEDROOM 1

All the bedrooms are extremely spacious and the main bedroom is no exception. Large enough for any size bed, with room left over for large wardrobes and other bedroom furniture. Windows facing to the rear of the property.

BEDROOM 3

Another spacious room, lovely and bright, located at the front of the property enjoying beautiful views of the Orme and towards the Llandudno Promenade. Includes a covered fire place with tiled hearth and wooden frame.

BEDROOM 5/STUDY

The smallest of the five bedrooms, this room is currently used as a study, an ideal use for such a room. Located at the front of the property, you can work from home and enjoy the sea breeze and views of the Orme and Promenade in the process.

SHOWER ROOM

A modern looking, three piece suite with tiled walls.

BEDROOM 2

One of two top floor bedrooms, this one is located at the front of the property and like the others overlooks the Great Orme and down towards the promenade. Has a covered fire place similar to bedroom #2 with tiled half with wooden frames. A spacious bedroom with room for a any sized bed as well as other bedroom furniture.

BEDROOM 4

Another large bedroom, once again large enough to house any sized bed. Also comes with own built in wardrobe.

KITCHENETTE

Consists of work top, sink and enough room to house three appliances - currently a small fridge, washing machine and dryer.

EXTERNAL

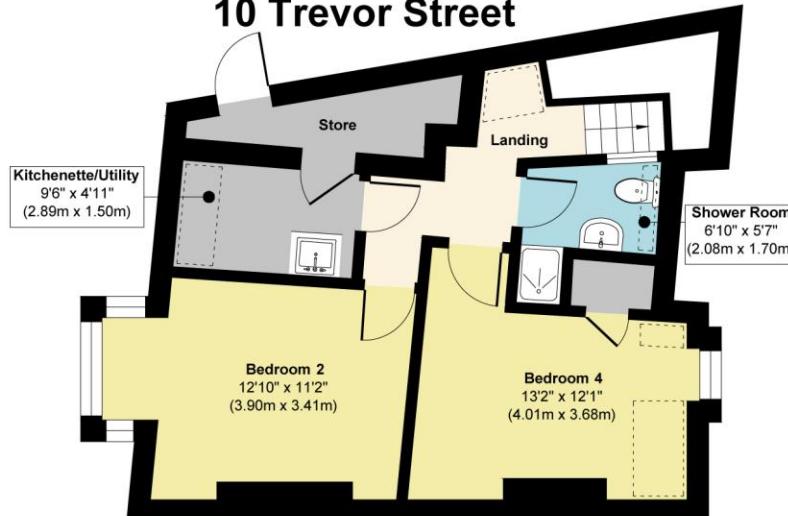
Enjoy the sunshine in your very own courtyard. A lovely area to spill out to on a lovely day and enclosed for privacy. Perfect for an entertaining setting, barbecue and chiminea to enjoy the outdoors in whatever weather.

FREEHOLD - COUNCIL TAX BAND E - EPC D. FREEHOLD

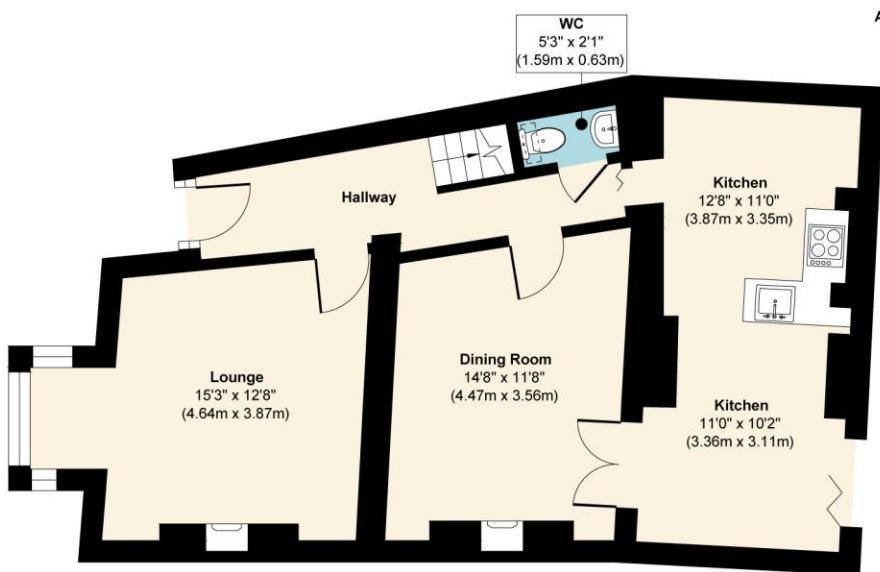
Land Registry Title No. CYM239397. PG October 2021



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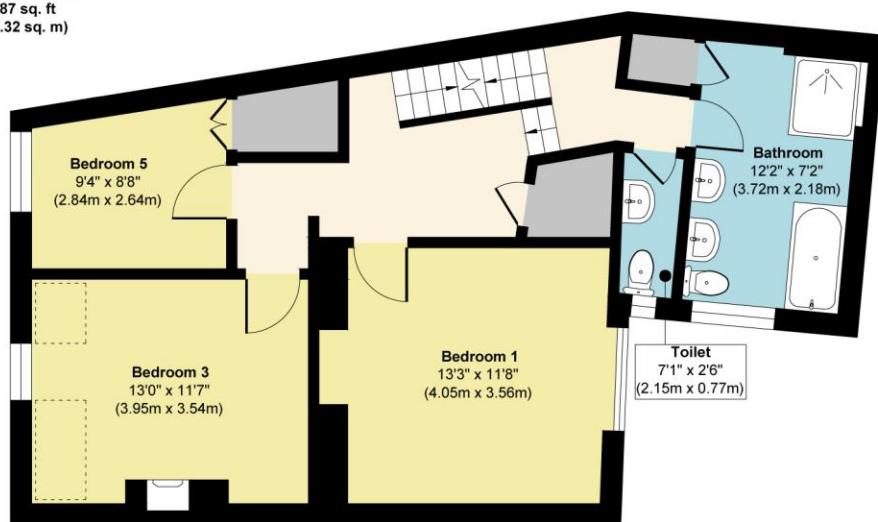


Second Floor
Approximate Floor Area
487 sq. ft
(45.32 sq. m)



Ground Floor
Approximate Floor Area
738 sq. ft
(68.58 sq. m)

Anthony Flint
Property Consultants



First Floor
Approximate Floor Area
666 sq. ft
(61.94 sq. m)

Approx. Gross Internal Floor Area 1891 sq. ft / 175.84 sq. m

Not to Scale. For illustration purposes only.
Produced by Elements Property



Tenure and Council Tax: Tenure - We are informed by the vendors that the property is Freehold. We are informed by the vendors that the Council Tax Band is Band E 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 and 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.