

Anthony Flint

property consultants



99 Trinity Avenue, West Shore,
Llandudno, Conwy, LL30 2UJ

Asking Price Of
£295,000

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This property is currently split into ground floor apartment and a spacious maisonette above. Offering hall with private access to ground floor apt with lounge, dining room, kitchen, double bedroom, bathroom and rear courtyard. The maisonette affords dining kitchen, principal bedroom with dressing area/en suite, double bedroom and family bathroom to the first floor. To the second floor is cosy lounge/dining area with steps to bedroom three and en suite. On road parking and rear courtyard.

An ideal opportunity to purchase a spacious and versatile town house located in the heart of Llandudno town within easy access to the West Shore, schools, shops and other amenities. This property is currently split into ground floor apartment with a spacious maisonette above set over two floors, making this an ideal investment opportunity or home with separate 'annexe' accommodation, or converted back into family house (subject to consents). In brief the accommodation affords entrance hall with private access to ground floor apartment which has lounge, dining room, kitchen, double bedroom, bathroom and rear courtyard. The main accommodation affords dining kitchen, principal bedroom with dressing area/en suite, additional double bedroom and family bathroom to the first floor. To the second floor is the cosy lounge/dining area with steps leading up to bedroom three and en suite bathroom. To the outside is on road parking and rear courtyard.

uPVC double glazed entrance door with frosted leaded panel into VESTIBULE AREA coved ceiling, inner glazed door into HALL coved ceiling, radiator, door for access to upper floors, access into Ground Floor. Timber door into Ground Floor Flat. LOUNGE 16'10" max into bay x 12'10" uPVC double glazed bay window to front elevation, three radiators, dado rail, coved ceiling, decorative fire surround with tiled back plate and inset gas fire, television aerial point. INNER HALL wood effect laminate flooring, coved ceiling, understairs storage area. BEDROOM 13'09" max x 11' uPVC double glazed bay window to rear elevation, coved ceiling, radiator. DINING AREA 11'11" max x 10'07" uPVC double glazed windows to side elevation, radiator, coved ceiling, continuation of the wood effect laminate flooring. Archway through to KITCHEN 10'07" x 9' uPVC double glazed window to side elevation, a range of wall, base and drawer units with complimentary work surfaces over, inset 1.5 bowl stainless steel sink unit with mixer tap, tiled splash backs, space for slot in cooker with extractor hood over, space for fridge freezer, space for washing machine, wall mounted Valliant central heating boiler, wine rack, continuation of the wood effect flooring, opening through to REAR PORCH

uPVC double glazed window to rear elevation, uPVC double glazed door with frosted panel to rear garden. BATHROOM 8'01" x 5'08" uPVC double glazed frosted window to side elevation, three piece suite in white comprising panelled bath with tiled surround and shower over and glazed screen, pedestal wash hand basin, w.c., part tiled flooring, extractor fan, radiator.

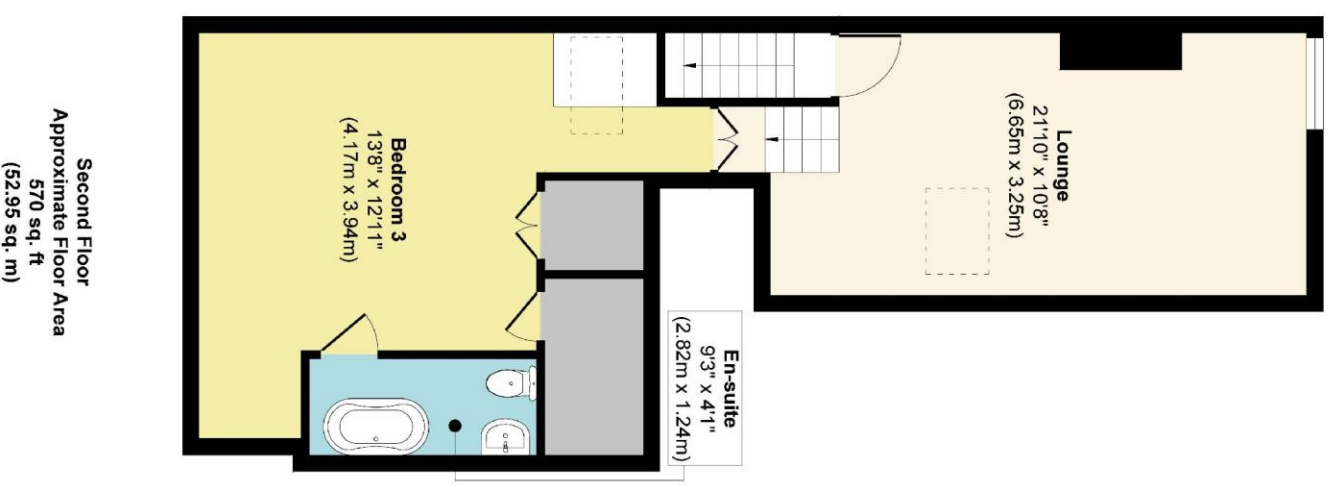
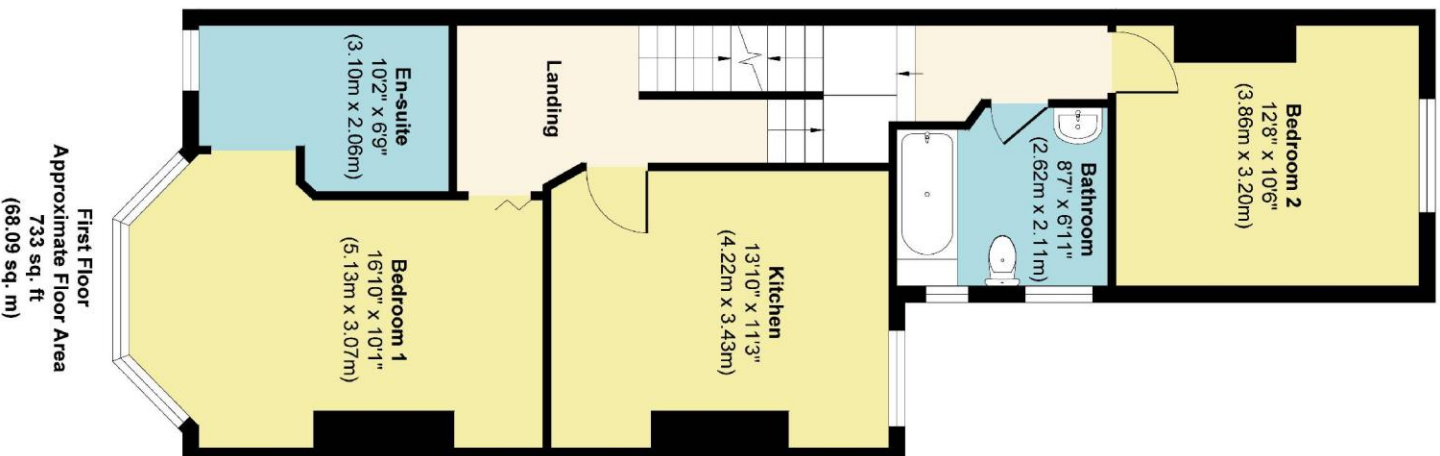
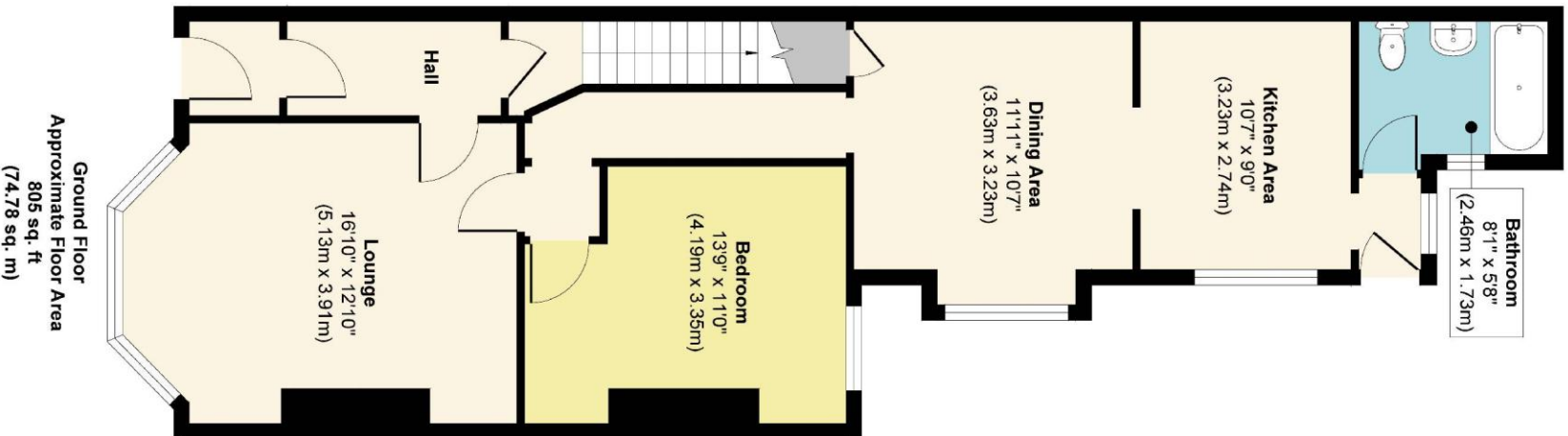
STAIRS TO FIRST FLOOR, split landing. BEDROOM TWO 12'08" x 10'06" uPVC double glazed window to rear elevation, picture rail, radiator. BATHROOM 8'07" x 6'11" two uPVC double glazed frosted windows to side elevation, three piece suite in white comprising P shaped panelled bath with shower taps and shower over, curved glazed screen, pedestal wash hand basin with mixer tap, w.c., part tiled surrounds, wood panelled ceiling with inset spot lighting, radiator, space and plumbing for washing machine and tumble dryer, tiled effect linoleum flooring. Split Landing, radiator, built in storage cupboards. DINING KITCHEN 13'10" x 11'03" uPVC double glazed window to rear elevation, fitted with a range of cream coloured gloss wall, base and drawer units with chrome bar handles, complimentary work surfaces, tiled splash backs, inset 1.5 bowl stainless steel sink unit with drainer and mixer tap, six ring with warming plate stainless steel Stoves range cooker with Stoves extractor hood over, space for fridge freezer, wall mounted Valliant central heating boiler, inset spot lighting, breakfast bar area with cupboards below, wine rack, wood flooring, radiator, alcove cupboards and shelving. BEDROOM ONE 16'10" x 10'01" uPVC double glazed bay window to front elevation with roof top views of Gt Orme, coved ceiling, picture rail, radiator. Archway to EN SUITE 10'2" x 6'9" uPVC double glazed window to front elevation with roof top views of Gt Orme, three piece suite comprising walk in shower with dual shower head, w.c., wall mounted wash hand basin with mixer tap, illuminated mirror over, inset spot lighting, chrome ladder style heated towel rail, ceramic tiled flooring, part uPVC panelled walls, small dressing area to side. STAIRS TO SECOND FLOOR LOUNGE 21'10" x 10'08" Velux roof window, uPVC double glazed window to rear elevation, exposed beam ceiling, part laminate flooring, radiator. Small stairway to BEDROOM THREE 13'08" x 12'11" roof window, exposed beams, under eaves storage, built in cupboards, inset spot lighting, radiator. EN SUITE 9'03" x 4'01" free standing bath with claw feet, pedestal wash hand basin, low flush w.c., laminate flooring, inset spot lighting.

EXTERNALLY Front - courtyard with paves, raised border, wrought iron gate. Rear - yard with gated access.

RB November 2021.

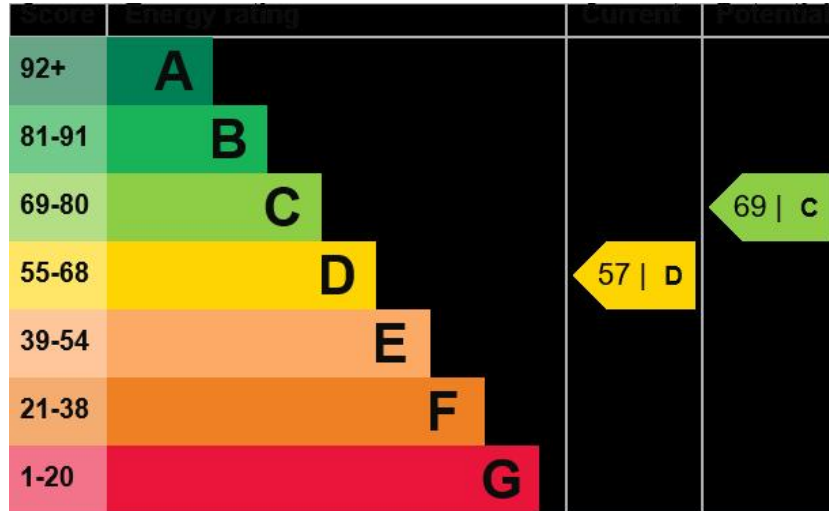


99 Trinity Avenue



Approx. Gross Internal Floor Area 2108 sq. ft / 195.83 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 B 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.