

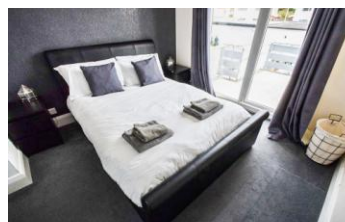
Anthony Flint

property consultants



5 Herkomer Crescent, West
Shore, Llandudno, LL30 2EX

Offers in the region of
£425,000



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This is the home of dreams. Expansive accommodation spread across three floors, within walking distance of the picturesque West Shore and comes with its own private bar and hot tub. What more could you want from a property.

No.5 Herkomer Crescent is a stunning, beautifully presented five-bedroom semi-detached property on the beautiful West Shore. Set just a few hundred metres back from the West Shore beach itself, the location of this property is that of dreams. It is has been refurbished to a high standard by the current vendors.

This property is the perfect family home. As mentioned previously, it is ideally located - within walking distance the West Shore beach as well as a range of other local amenities including schools (falling in the catchment area for the highly regarded San Sior Primary School), restaurants and cafes. There are a number of fantastic walking paths right on your doorstep for those keen on getting out and about with the Great Orme and North Wales coastal path not far away. For those into their golfing - the North Wales Golf Club is just a short 'drive' down the road.

The home itself is to die for. The modern décor internally is of a high quality and the large rooms and expansive accommodation spread out across three floors mean there is room for everyone and everything. The large kitchen is the feature of the ground floor. A giant space with a large breakfast bench, ample cupboard space and room for a range of different appliances. Also includes a stand alone American style fridge freezer. There is also a nice airy dining room to the rear of the property that has double French doors opening to the garden - perfect for those warm summer evenings.

Head up to the first floor and you are greeted by the master bedroom. The décor is second to none, boasts sweeping views of the Great Orme that stretch all the way over to the North Shore and comes with its own walk in wardrobe and stylish en-suite shower room. The family shower room is just as elegant, the vendors really have outdone themselves with the décor. There is also another bedroom which comes with its own balcony, with views towards the Conwy Mountains, and walk in wardrobe.

The top floor has two lovely bedrooms, one with an en suite and both boasting different but equally beautiful views. On one side you are taking in the Great Orme, on the other the Conwy Mountains.

Step into the back garden and you can relax in your very own hot tub and there is a decking area to the side with an outdoor setting for entertaining guests once out of the hot tub. Or you have another option of chilling in your very own private bar - The Ye Olde Grubby Sailor.

This property literally has it all.

PG | May 2022





5 HERKOMER CRESCENT, WEST SHORE

Stunning, beautifully presented five bedroom semi-detached house.

Unique features including a hot tub and its very own private bar.

Perfect family home.

Ideally located within walking distance of the West Shore and with easy access into the centre of Llandudno.

Views of the Great Orme and Conwy Mountains.

Land Registry Title No. CYM172979. FREEHOLD - COUNCIL TAX BAND F - EPC - D





ACCOMMODATION

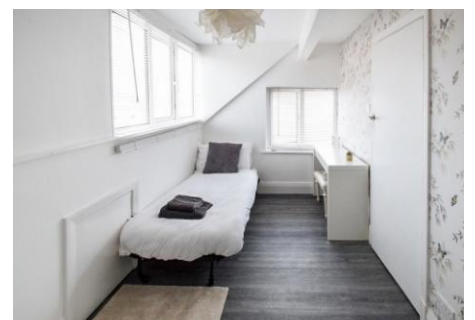
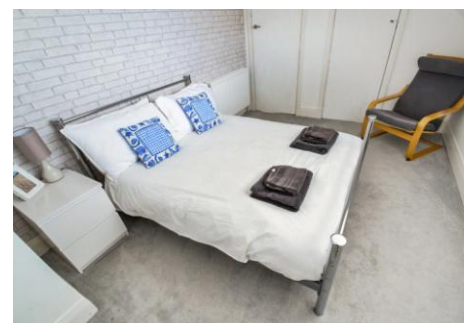
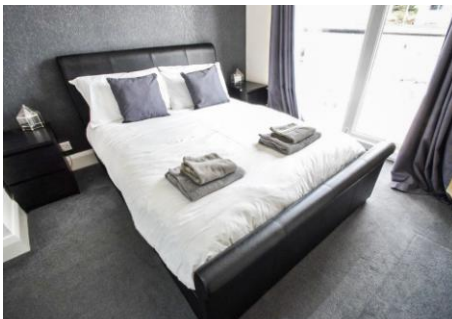
Ground floor: Living room, sitting room, large kitchen, utility/WC and dining room.

First floor: Two bedrooms, one master bedroom with walk in wardrobe and en-suite and bathroom.

Second floor: Two bedrooms, one with an en-suite.

Externally: Large driveway to the side and front of the property as well as a garage (garage Ground Rent of £22.50 per annum).
Good sized rear garden with private indoor bar.









5 Herkomer Crescent



Approx. Gross Internal Floor Area 1891 sq. ft / 175.67 sq. m

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

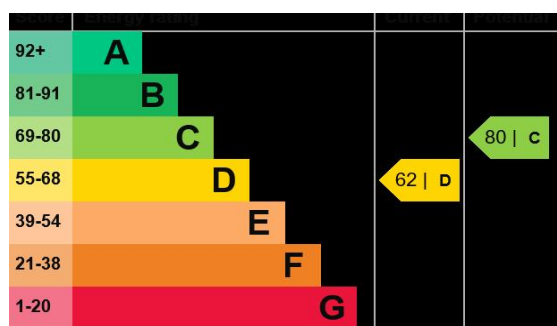
Tenure and Council Tax: Tenure - We are informed by the vendors that the property is Freehold. We are informed by the vendors that the Council Tax Band is Band F.

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: 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.

General: If you need any advice relating to mortgages, surveys or solicitors then please ask a member of staff who will be happy to recommend a professional local company.



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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.