

Anthony Flint

property consultants



122 Maesdu Road, Llandudno,
Conwy, LL30 1LW

Reduced to
£185,000

www.anthonyflint.co.uk

llandudno@anthonyflint.co.uk

01492 877418







Anthony Flint

122 MAESDU ROAD, LLANDUDNO

End terraced, three-bedroom property. Boasts views across the Llandudno rugby field towards the nearby Llanrhos hillside. Offers spacious accommodation internally spread across two floors. Private rear courtyard. Ground floor: Lounge/dining room and kitchen. First floor: Three bedrooms, bathroom (wet room) and a cloakroom. Externally: Rear courtyard and small garden area to the front.

End terraced, three-bedroom property.

Ideally located within walking distance to the Llandudno town centre and picturesque North Shore Promenade.

Boasts views across the Llandudno rugby field towards the nearby Llanrhos hillside.

Offers spacious accommodation internally spread across two floors.

Private rear courtyard. Small garden area to the front.

ACCOMMODATION

Ground floor: Lounge/dining room and kitchen.

First floor: Three bedrooms, bathroom (wet room) and a cloakroom.

Externally: Rear courtyard and small garden area to the front.

Located in the heart of Llandudno is this three-bedroom end terraced home - 122 Maesdu Road. A popular spot for first time buyers, small families or holiday lettings, this property provides the perfect opportunity for a wide range of people.

Being situated across the road from the rugby field means you have some lovely, unobstructed views across the pitches to the nearby Llanrhos hillside.

The Llandudno town centre and the picturesque North Shore Promenade are both within walking distance so whether you are a shopaholic, a keen walker or interested in the sites, there is something for everyone right on your doorstep. If you are into sport, you can sit in your bedroom and watch the rugby from the comfort of your own home.

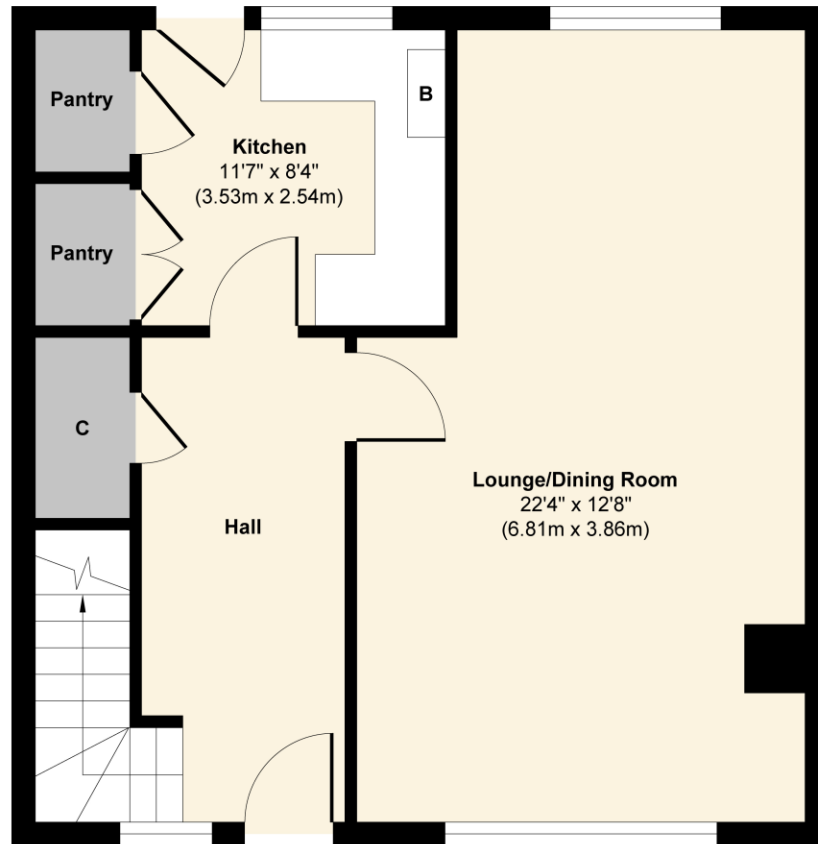
Internally, the property offers spacious accommodation across two floors. On the ground floor you will find a large lounge/dining room and a good sized kitchen. Upstairs there are three double sized bedrooms - the front two with the above mentioned views. There is also a shower room/wet room and a cloakroom.

Externally, there is a small garden area to the front and a good sized private courtyard to the rear. There is an out building which houses a storage area and a cloakroom (which would have to be refurbished).

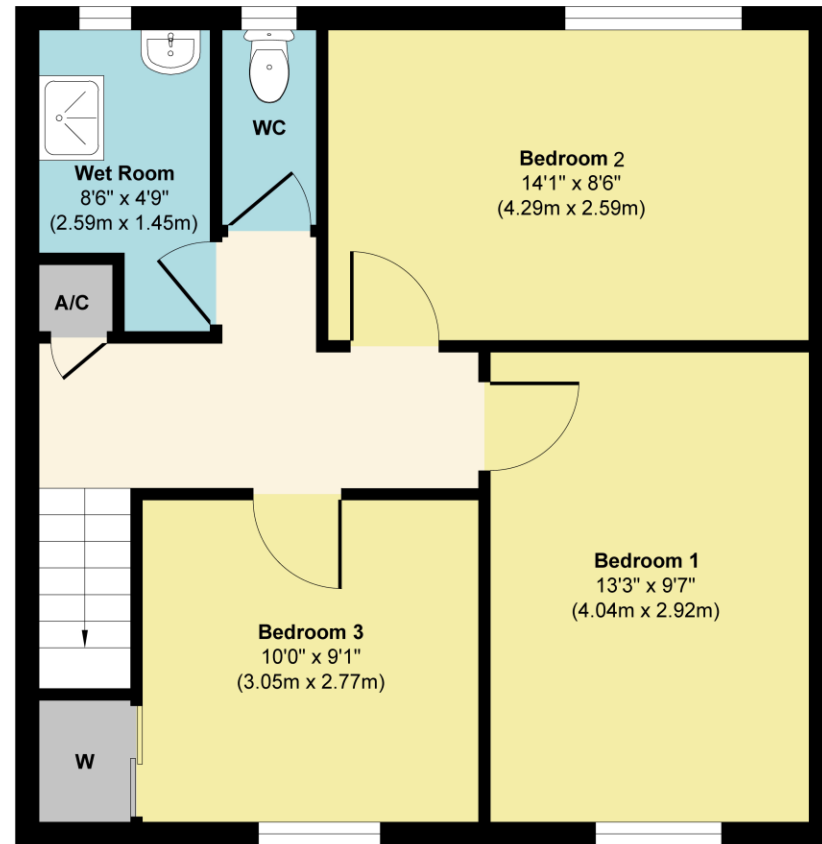
Land Registry Title No. WA514693. FREEHOLD - EPC - D - COUNCIL TAX C



122 Maesdu Road



Ground Floor
Approximate Floor Area
486 sq. ft
(45.15 sq. m)

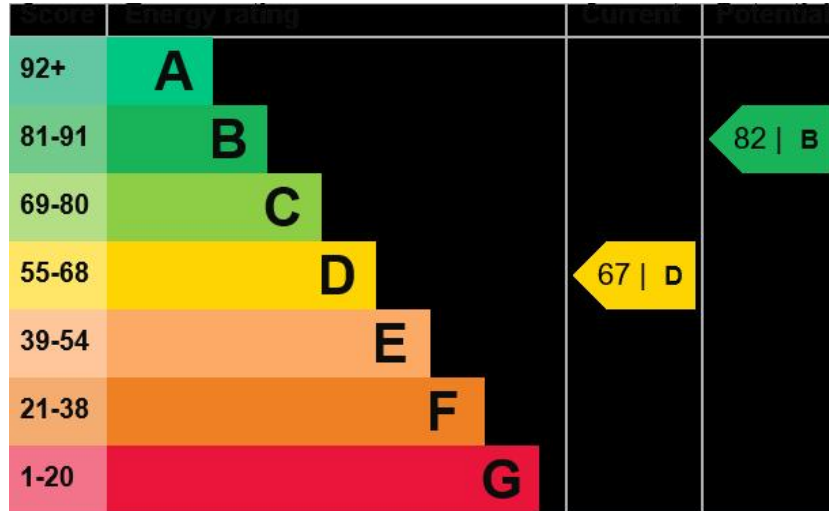


First Floor
Approximate Floor Area
486 sq. ft
(45.15 sq. m)



Approx. Gross Internal Floor Area 972 sq. ft / 90.30 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 C 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.

Anthony Flint

125 Mostyn Street
Llandudno
LL30 2PE

www.anthonyflint.co.uk
llandudno@anthonyflint.co.uk
01492 877418

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.