



Cherry Cottage, 10 James Street, Llandudno, Conwy, LL30 2YD

£127,500

A fantastic opportunity to acquire a town centre cottage that you can totally put your own stamp on and call home. Located in a quiet lane, the property is in need of complete modernisation throughout, with the accommodation presently comprising, hall, lounge diner, kitchen, two bedrooms and bathroom.

- TWO BEDROOM COTTAGE
- TOWN CENTRE
- REQUIRES RENOVATING
- ENCLOSED COURTYARD
- POTENTIAL TO EXTEND

A fantastic opportunity to acquire a town centre cottage that you can totally put your own stamp on and call home. The property is located on a quiet lane, and is in need of complete modernisation throughout, with the accommodation presently comprising, hall, lounge diner, kitchen, two bedrooms and bathroom. Outside is an enclosed patio garden, which subject to the necessary planning consents, could be used to either extend the cottage or provide coveted off road parking. With the sea front and all the many attractions of Llandudno on your doorstep, 'Cherry Cottage' will be of appeal to a variety of purchasers, but in particular those looking for a holiday

HALLWAY

10' 9" x 3' 0" (3.30m x .92m) uPVC front door leads into hallway, having electric meter cupboard and electric heater, with timber glazed door leading to lounge/ diner

LOUNGE/DINER

17' 10" x 14' 2" (5.45m x 4.33m) Double aspect room with single glazed timber windows overlooking the front and the side, feature fireplace having electric fire, surround and marble hearth ,fitted shelving in recess to one side of the fireplace, power points and timber tongue and groove door into kitchen.

KITCHEN

10' 3" max x 7' 1" (3.14m max x 2.18m) With a fitted wall and base units with complimenting worktop and tiled splashback, single drainer stainless steel sink, space for cooker, beamed ceiling, storage space under the stairs, power point, single glazed timber window overlooking the garden and timber stable door.

BEDROOM ONE

11' 9" x 9' 6" (3.59m x 2.92m) With single glazed timber window overlooking the front of the property , electric heater and power points.

BEDROOM TWO

15' 5" x 8' 4" (4.71m x 2.56m) With single glazed timber window overlooking the side of the property, access to loft space, power point.

BATHROOM

6' 9" x 6' 7" (2.08m x 2.02m) Having three piece bathroom suite with part tiled walls and comprising of bath with electric shower over, pedestal wash hand basin and W.C. Single glazed timber window overlooking the front of the property .

OUTSIDE

Block paved court yard with old coal shed and low stone walling creating a small raised planted area and a timber

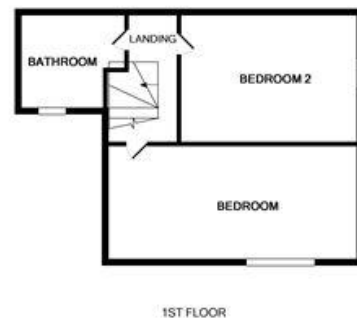
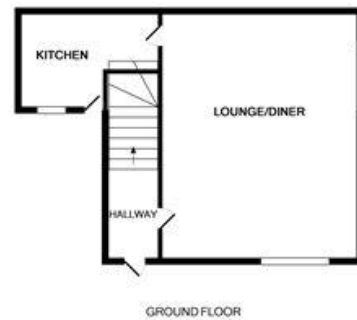
gate proving access to the front.

DIRECTIONS

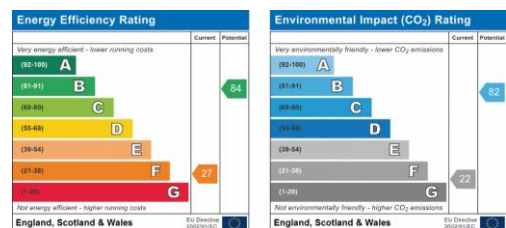
Turn right out of our office in Llandudno and proceed to the end of the road. Go straight across into Chapel street and then first right into James Street. The property can be found on the right hand side.

SERVICES

Mains electric and drainage are believed to be connected or available to the property. Water metered. All services have not been tested by the selling agent.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Tax band: C

TENURE

To be confirmed.

LOCAL AUTHORITY

Conwy County Borough Council

DATE

01/11/2017

Contact Details

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