

# Anthony Flint

property consultants



2 Vicarage Court,  
Off Vicarage Avenue, Llandudno,  
Conwy, LL30 1PS

Asking Price Of  
£678,500



[www.anthonyflint.co.uk](http://www.anthonyflint.co.uk)

[llandudno@anthonyflint.co.uk](mailto:llandudno@anthonyflint.co.uk)

01492 877418



No.2 Vicarage Court is one of only two bespoke detached residences set off a private gated driveway, hidden away off Vicarage Avenue. Constructed in 2010 with a design brief to deliver 'light & space' both requirements have been well achieved and the vast accommodation is understated from the brick and rendered exterior elevations. The detail and sheer space is accentuated by the galleried reception hall with its arched atrium style window which allows natural light to flood in.

The Ground Floor Living Space flows from the front Lounge through the Dining Room and into the Open Plan Family / Fitted Kitchen which stretches across the rear of the property and opens out into the rear terrace and gardens. The first floor offers a galleried landing, four double bedrooms, a family bathroom and two En - Suite Shower/Bathrooms. However, because of the versatility of the property the current owners use two of the bedrooms as a Cinema/Media Lounge and a Dressing/Make up Room.

The private drive, which is shared with a sister property, leads into a block paved courtyard parking area for about six cars and gives direct access into the integral Garage. and to the rear is a South facing garden.

Ideally situated just on the outskirts of this highly popular Seaside Resort with excellent access links, the A55 Expressway and London Euston to Holyhead main line are within a 10-minute drive, the Town Centre and picturesque Promenade are only a 15-minute walk, as is the highly regarded St. David's College, plus almost on the doorstep are public foot paths which give access to pasture land & woodland

#### IMPRESSIVE GALLERIED HALLWAY (29.8 SQM) 22' 6" x 17' 2" (6.88m x 5.24m)

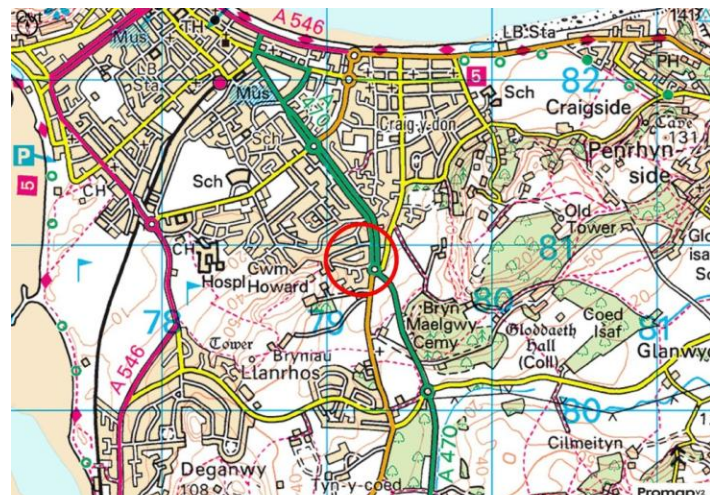
Entrance door with glazed side and upper panels leads into this Impressive Galleried Hallway filled with light from the Atrium style window, the angled and vibrant coloured walls add character to the space, large marbled style ceramics tiles are laid to the floor and flow through to the Living Space, the high ceiling has recessed down-lighters and Oak panelled doors lead off to :- A Ground Floor Cloak Room (6'7" x 3'5") with a white 2 piece suite of close coupled w.c and wash hand basin and a separate Coat/Boot Room with the pressurised hot water cylinder, plus an Under-Stairs Storage Cupboard.  
Access to Integral Garage

#### LOUNGE (27.3 SQM) 13' 11" x 20' 5" (4.26m x 6.24m)

A spacious airy room with a front aspect, featuring an arched upper pain main window and additional side floor to ceiling windows, the flooring is engineered Oak which runs through to the Dining Room. Part glazed double Oak doors leads through to:-

#### FORMAL DINING ROOM (18.9 SQM) 13' 11" x 14' 0" (4.26m x 4.28m)

Side and garden aspect with large side window and full-length double French doors with matching side glazing lead out onto the South facing terrace and garden, engineered Oak flooring. Part glazed double Oak doors lead into:-





**OPEN PLAN LIVING / BREAKFAST / FITTED KITCHEN (40.1 SQM) 32' 6" x 12' 2" (9.91m x 3.72m)**

This day-to-day Living-Space is a major feature of the property running across most of the rear elevation, with a Southerly aspect and quadropole bi-fold doors opening onto the garden terrace and lawned garden. Large white marbled style ceramics tiles are laid to the floor which flow through from the hallway accentuating the light and airy atmosphere, the high ceiling has an extensive number of recessed down lighters. The cooking area has an expansive range of floor and wall cupboards, designed with a peninsula unit incorporating a circular dark quartz coffee bar area, all the remaining worksurfaces are in light cream quartz with matching upstand and inset 1.5 sink. The cupboards feature Indian Rosewood style or a rich Cream colouring with a high gloss finish and steel bar handles.

Fitted appliance include black ceramic 4 ring hob with matching high level back plate and shaped extraction hood over, built in eye level twin electric fan assisted ovens with additional grill/oven plus microwave oven, integrated dishwasher, and space for a freestanding refrigeration unit.





**UTILITY ROOM (6.5 SQM) 9' 4" x 7' 1" (2.87m x 2.17m)** With direct access from the Kitchen, fitted with a range of similar cupboards, space for washing machine and tumble dryer, concealed wall gas fired boiler which service the high-pressure hot water system and the central heating. Side door access

**HOME-OFFICE (7.9 SQM) 9' 4" x 8' 9" (2.87m x 2.67m)**

Accessed from the Hallway with a side aspect, engineered Oak flooring, internet access with fibre connection.

**FIRST FLOOR TWIN GALLERIED LANDING (12.1 SQM) 18' 2" x 6' 7" (5.55m x 2.03m)**

A spindled staircase leads up from the Hallway with a half turn landing, featuring the Arched Atrium window which allow natural light to flood through. **STORE ROOM 6' 11" x 3' 6" (2.13m x 1.08m)** Oak panelled doors lead off to: -

**PRINCIPAL BEDROOM SUITE (24.1 SQM) 14' 0" x 18' 2" (4.29m x 5.55m)**

With rear and side aspect overlooking the garden.

**EN SUITE SHOWER ROOM (6.5 SQM) 6' 8" x 10' 7" (2.05m x 3.25m)**

Contemporary styled 3-piece suite in white, with double shower, pedestal wash hand basin and close coupled w.c. with integrated cistern.

**WALK-IN DRESSING ROOM (4.6 SQM) 6' 6" x 7' 8" (2m x 2.34m)** Walk in closet with hanging rails and fitted shelving. The original design and layout had this area as a second En-Suite Shower Room for Bedroom Two, this if desired could be reinstated subject to the relevant Building Control Regulations & Certification.

**BEDROOM TWO / MEDIA ROOM (31.3 SQM) 16' 10" x 25' 2" (5.15m x 7.69m)**

Front aspect with Port Hole window and two Velux roof windows set into the Vaulted style ceiling. The original design had designated this room as another Principal Bedroom with and En-Suite Shower Room. The current owners now use this as a Cinema /Media Lounge and have converted what was the En-Suite into a Walk-in Dressing Room for the Principal Bedroom.

**FAMILY BATHROOM (14 SQM) 10' 11" x 14' 6" (3.33m x 4.43m)** This very spacious Luxury Bathroom is fitted with contemporary designed sanitary ware, with a feature centrally positioned slipper styled tub bath with floor mounted tap, double shower unit with power shower, pedestal wash hand basin and close coupled w.c. with integrated cistern, highly polished deep vein marble style ceramic floor sheets, pelmet lighting.







**BEDROOM THREE OR GUEST SUITE (15.7 SQM) 13' 5" x 12' 4" (4.10m x 3.76m)**  
 Side elevation with some views towards Nant y Gomer Hillside, currently used as a Nursery for a new addition to the family.  
 Built in Wardrobe / Store 3' 5" x 5' 10" (1.05m x 1.78m)

**EN SUITE BATHROOM (6.2 SQM) 8' 5" x 7' 10" (2.59m x 2.39m)**  
 White contemporary styled three piece suite of panelled bath with central tap, pedestal wash hand basin and close coupled w.c., ceramic tiled floor.

**BEDROOM FOUR / DRESSING ROOM (17.6 SQM) 14' 0" x 13' 10" (4.27m x 4.22m)**  
 Front aspect plus two Velux roof widows giving side views towards Nant y Gomer Hillside. The current owners use this room as a Dressing / Make Up Room.

**INTEGRAL GARAGE 19' 1" x 14' 2" (5.82m x 4.33m)** Electric panelled roller shutter door, power and light, side window, internal access door to Hallway.



**EXTERNALLY** The property is accessed from Vicarage Avenue via a shared private single-track driveway. We are informed that the drive is owned by No.2 , who give a right of access to No.1. This leads to a block paved Courtyard parking area with turning area a space for six cars. The rear South Facing Garden is mainly laid to a mature reasonably level lawn and a flagged patio terrace.

**DIRECTIONS** From our Llandudno Office turn left at the roundabout onto the Promenade, then right onto the Promenade (in front of The War Memorial) proceed along the Sea front for about a mile up to a roundabout, turn right to another roundabout, straight on, proceed to next roundabout (The Links Hotel is opposite) turn left onto dual carriageway, proceed for about half a mile and move into the right hand lane, at next roundabout take the fifth turning, back on yourself onto the dual carriageway, then immediately left into Vicarage Avenue, the private drive leading to Vicarage Court is about 100 yards on the left, go slow as it is easily missed, drive down to the end and bear right into the Courtyard.





GROUND FLOOR



FIRST FLOOR

**Tenure and Council Tax:** Tenure - We are informed by the vendors that the property is Freehold. Conwy County Borough Council. We are informed by the vendors that the Council Tax Band is Band H.

**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.



92+	A		
81-91	B		84   B
69-80	C		
55-68	D		57   D
39-54	E		
21-38	F		
1-20	G		

125 Mostyn Street  
Llandudno  
LL30 2PE

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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.