



**Church Walks  
Llandudno  
Conwy  
LL30 2HG**

**Offers in Excess of £328,000**

**bettermove**

# Church Walks

## Llandudno

Bettermove are proud to present this 9 bedroom Victorian end-terrace in Great Orme. This freehold property has fantastic potential for a family or holiday home.

The interior of this charismatic property is spread across 4 floors and comprises of an entrance porch, living room, kitchen diner, shower room and rear porch on the ground floor. The first floor comprises 3 bedrooms and a family bathroom with shower over bath. The second floor has 4 further bedrooms and a shower room. The fourth floor has two loft rooms and a bathroom.

The exterior of the property has a private front garden and rear yard as well as pedestrian access to the rear lane. There is also on street parking available.

The property has recently had a new roof fitted, replacement double glazed windows and a new combi boiler.

The property has a fantastic location, a stone's throw from the Great Orme promenade and town centre amenities. Excellent transport connections can be found from Great Orme Tramway which is round the corner from the property, as well as Llandudno train station which is within walking distance.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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