



# DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET

**FOR SALE**  
AR WERTH

## New



**7 Old Road, Great Orme, Llandudno LL30 2QQ • £90,000**  
*Terraced Cottage in need of updating situated on the slopes of the Great Orme.*

- Cosy Terraced Cottage Situated On The Slopes Of The Great Orme
- Ideal Investment Property, In Need Of Refurbishment & Updating
- Lounge With Fireplace Opening Into The Kitchen
- Small Frontage & Rear Yard
- Excellent Potential For a Holiday Let
- Double Bedroom & Bathroom With Shower Over Bath
- Mostly uPVC Double Glazing & Electric Heating



16 Trinity Square, Llandudno, Conwy LL30 2RB | |



dafyddhardy.co.uk



## Description

Excellent development opportunity! Situated on the slopes of the Great Orme, this Terraced Cottage requires updating and would be an exciting project. The well appointed accommodation would make a great investment and has the potential to be a compact and cosy home or possible holiday let. The front door opens into the Lounge which has a fireplace and leads into the Kitchen with base, wall and drawer units and rolled edge worktops with inset stainless steel sink unit. Upstairs there is a double Bedroom and Bathroom with electric shower over bath. The property has electric heating and mostly uPVC double glazing.

## Location

Llandudno is a most popular Victorian seaside town, filled with many shops, attractions and amenities, including the pier, theatre and conference centre and ski slope. The North Shore has a sweeping bay with a lovely promenade, and there are many events taking place, especially during the busy summer months. The quieter West Shore has a beautiful sandy beach and coastal walks to nearby Deganwy and Conwy. Llandudno has access to mainline railway services as well as the A55 expressway. The Great Orme headland offers impressive far reaching views, and there is a cable car or tram taking you up to the summit. The town also provides 2 excellent retail parks, many schools, doctors and dental surgeries plus hospital.



GROUND FLOOR  
APPROX. FLOOR  
AREA 191 SQ.FT.  
(17.8 SQ.M.)

## Property Features:

**Lounge:** 13' 3" x 12' 0" (4.04m x 3.68m)

**Kitchen:** 13' 3" x 4' 5" (4.06m x 1.36m)

## Stairs To First Floor Landing

**Bathroom:** 5' 8" x 5' 1" (1.75m x 1.56m)

**Bedroom:** 13' 3" x 11' 2" (4.04m x 3.42m)

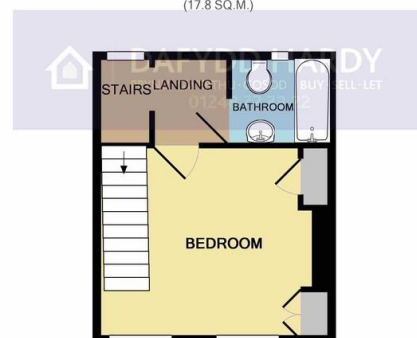
**Outside:** Small frontage plus enclosed rear yard with storage shed.

**Tenure:** We have been informed that the tenure is Freehold.

**Heating:** Electric Heating. The agent has tested no services, appliances or central heating system (if any).

**Services:** We are informed by the seller that this property benefits from Mains Drainage, Electricity and Water.

**Directions:** Turn left out of our office in Trinity Square, Llandudno and then turn right and left into Mostyn Street. Proceed along this road, going straight ahead at the roundabout into Upper Mostyn Street and continue up until you see the Empire Hotel in front of you. Turn right and immediately left into Ty Gwyn Road and head up the hill. Turn left at the traffic lights into Old Road and number 7 can be found on the left hand side.

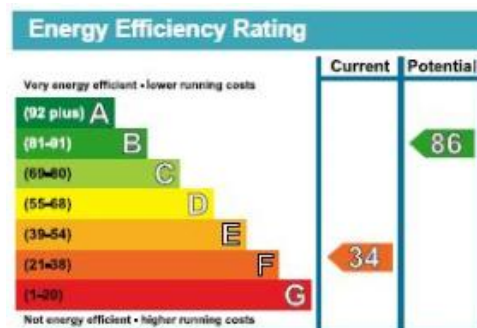


1ST FLOOR  
APPROX. FLOOR  
AREA 211 SQ.FT.  
(19.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 403 SQ.FT. (37.4 SQ.M.)

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 mis-statement. 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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