



**Claremont Road  
Llandudno  
Conwy  
LL30**

**Offers in Excess of £392,000**

**bettermove** 

# Claremont Road

## Llandudno

Bettermove are proud to present this 7 bedroom semi-detached house in Llandudno.

The property benefits from double glazing, and gas central heating throughout, with off street parking available for multiple vehicle, via the driveway.

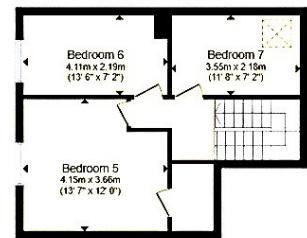
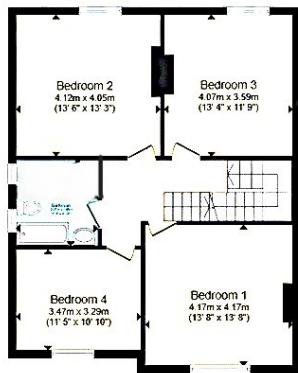
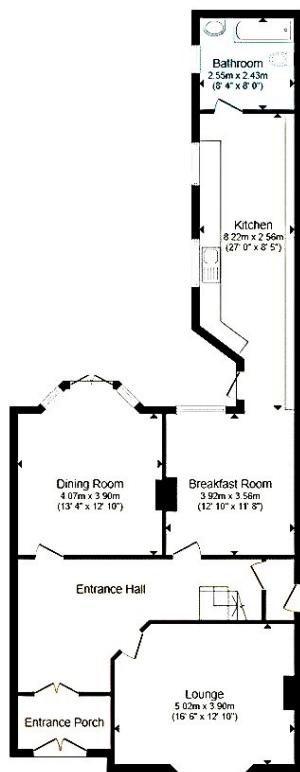
The council tax band is F.

The interior of this beautifully presented property comprises a spacious living room with a log burner and bay window, elegant dining room with its own log burner and French doors to the garden, a breakfast room flowing into a modern fitted galley kitchen with integrated appliances, and a well-appointed bathroom on the ground floor. The first floor consists of four generous double bedrooms, a stylish family bathroom, while the second floor offers three further bedrooms with useful eaves storage. The exterior boasts low-maintenance front and rear gardens, ideal for relaxing and entertaining, with the rear garden featuring a fully powered log cabin providing office space and storage, along with an additional workshop/shed.

Located in the popular coastal town of Llandudno, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and ideally situated between two Llandudno beaches. Excellent transport connections can be found from Llandudno Train Station, a variety of local bus routes, and quick access to the North Wales Expressway.

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





**Ground Floor**

**First Floor**

**Second Floor**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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