

**Bryan Davies  
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## 36 Nant Y Coed, Llandudno Junction, Conwy, LL31 9TZ



Offers Over £210,000

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THIS IS A BEAUTIFULLY PRESENTED SEMI DETACHED FAMILY SIZED HOME situated close to the A470 linked to the A55 Expressway, within a mile of Llandudno Junction Shopping including Iceland, Asda Superstore; Tesco, Lidl and mainline Railway Station. The accommodation briefly comprises:- hall; lounge; kitchen/diner with rear porch/utility; ground floor 3-piece bathroom with overbath shower; first floor landing; 3 bedrooms. The property features gas fired central heating from a 'Vaillant' boiler, upvc double glazed windows. Outside - nicely maintained gardens to the front and rear and drive for off road parking.

The Accommodation Comprises:-

Side Aspect Upvc Double Glazed FRONT DOOR To:-

**HALL**

Laminate wood effect flooring, recessed down lighters, dado rail.

LOUNGE 14'7" x 12'3" (4.47m x 3.74m)



Marble fire surround with inset gas coal effect fire and hearth, 2 wall light points, coving, t.v point, upvc double glazed window, radiator.



KITCHEN/DINER 13'5" x 8'6" (4.11m x 2.60m)



Fitted range of White gloss fronted base, wall, drawer and corner display units with display lighting, inset 1 1/2 bowl enamel sink, plumbing for a washing machine, round edge speckled worktops, space for cooker, wall and floor tiling, wall panelling to dining area, understairs storage cupboard with gas and electric meter, radiator, upvc double glazed window and glazed door to:-



**REAR PORCH**

Upvc double glazed window and upvc double glazed door to rear garden, shelving, plumbing for a washing machine and space for fridge/freezer.

Sliding door from the hall leads to:-

**GROUND FLOOR 3-PIECE BATHROOM**



White suite comprises panel bath with mixer tap and 'Triton' electric shower over, pedestal wash hand basin, close coupled w.c, decorative wall tiling, floor

tiling, mirror with light and medicine cabinet, extractor fan, recessed downlighters, upvc double glazed window, radiator.

An enclosed staircase from the Entrance Hall leads to:-

#### FIRST FLOOR LANDING

Access to roof space, dado rail, 3 wall light points.

#### BEDROOM 1 14'6" x 10'4" (4.44m x 3.15m)



Upvc double glazed window to the rear with distant hillside views, coving, built-in cupboard with shelving housing wall mounted 'Vaillant' gas fired combination boiler.



#### BEDROOM 2 - (TO FRONT) 12'1" x 7'4" (3.70m x 2.26m)



Upvc double glazed window, radiator.

#### BEDROOM 3 - (TO FRONT) 9'1" x 6'9" (2.78m x 2.08m)



Upvc double glazed window, radiator.

#### OUTSIDE

##### FRONT GARDEN

With lawn and shrubs and flowerbeds. Driveway provides off road parking for several cars depending on size.

##### REAR GARDEN



With paved and walled seating area, outside tap, artificial grass, lawned area with raised flowerbeds, shrubs, soft fruit plants, apple trees, timber garden shed, paved seating area. Timber garden workshop with power and light.



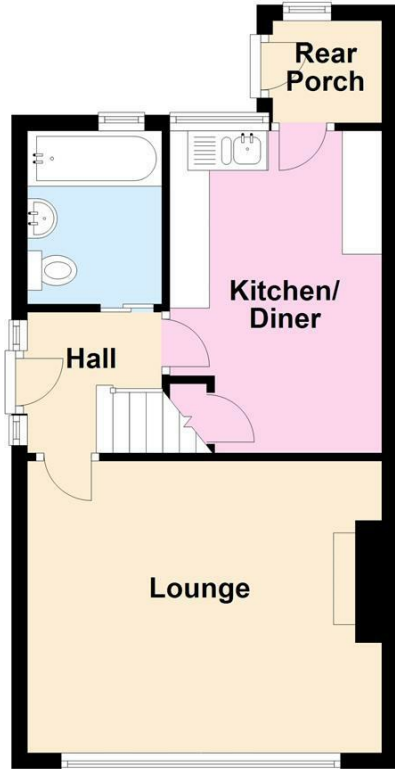
TENURE -  
FREEHOLD

#### COUNCIL TAX BAND

Is 'C' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

## Ground Floor

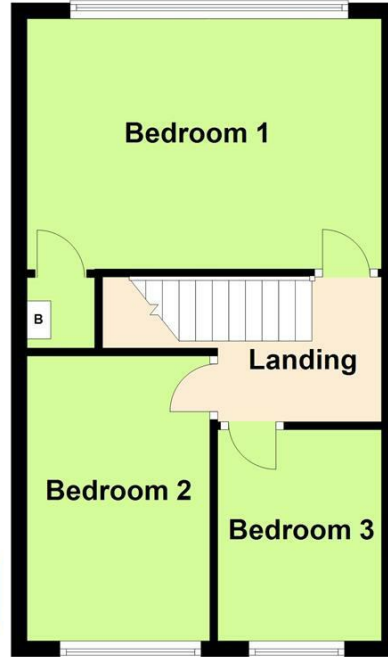
Approx. 37.1 sq. metres (399.7 sq. feet)



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## First Floor

Approx. 35.2 sq. metres (378.8 sq. feet)

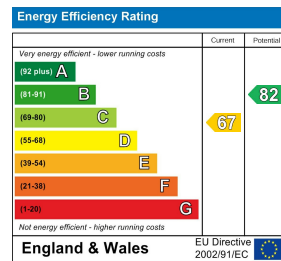


Total area: approx. 72.3 sq. metres (778.5 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From Llandudno Junction Railway Station proceed towards Glan Conwy, just after Inchcape Motors, turn left onto Narrow Lane and 2nd left onto Nant y Coed and the property is on the left hand side within 40 yards. REF: A280 13/07/23 REV 09/03/24

We will be pleased to arrange a viewing of this Home

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Llandudno Office Opening Hours - Monday to Friday: 8.30 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

