

**Bryan Davies  
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No Onward Chain £189,950



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



THIS VERY CLEANLY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY SIZED HOME is situated at the end of a cul de sac close to Llandudno Junction shopping including Tesco, Iceland, Asda and Lidl supermarkets, the mainline railway station and within easy driving distance of Llandudno.

The accommodation briefly comprises: front door to hallway; through lounge; kitchen with modern units; rear porch and store room; ground floor three piece bathroom with overbath shower; first floor landing and three bedrooms. The property features upvc double glazed windows. Outside – gardens to front and drive for off road parking and easily maintained rear garden.

The accommodation comprises:

#### STORM PORCH

Upvc double glazed door with leaded glass into:

#### HALLWAY

#### LOUNGE 14'9" x 11'5" (4.51m x 3.50m)



Brick fireplace with wooden mantelpiece and gas fire inset, storage cupboard/pantry with shelving.

#### KITCHEN 9'8" x 9'3" (2.96m x 2.82m)



Range of modern wall, base and drawer units in grey gloss with complementary worktops, stainless steel single bowl sink and drainer with mixer tap, red glitter splashback, breakfast area, space for fridge, space for gas cooker, space for washing machine.

#### BACK PORCH AREA

Storage cupboard with electric, upvc double glazed door to rear garden.

#### GROUND FLOOR BATHROOM



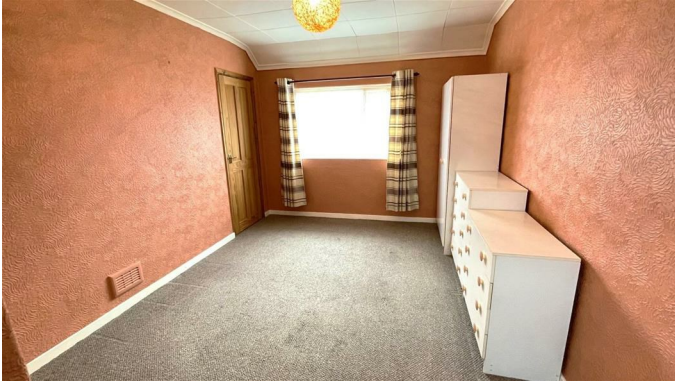
Side panel bath with electric shower above and folding shower screen, pedestal wash hand basin, and w.c.

A staircase from the hallway leads to the:

#### FIRST FLOOR LANDING

Airing cupboard with shelving and hot water cylinder, loft hatch access.

**DOUBLE ASPECT BEDROOM 1 14'11" x 9'10" (4.56m x 3.02m)**



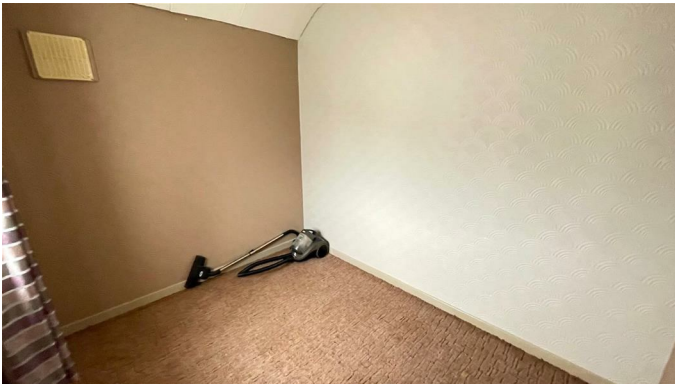
Storage cupboard.

**BEDROOM 2 12'7" x 7'3" (3.86m x 2.23m)**



Views to rear garden.

**BEDROOM 3 9'4" x 7'4" (2.87m x 2.24m)**



Countryside views.

**OUTSIDE**

Wrought iron gates and hedgerow boundary lead to:

**DRIVEWAY**

**FRONT GARDEN**

Raised garden bed with planted beds.

**REAR GARDEN**



Large raised patio seating area, shingle beds and tree boundary.



**TENURE**

The property is held on a FREEHOLD tenure.

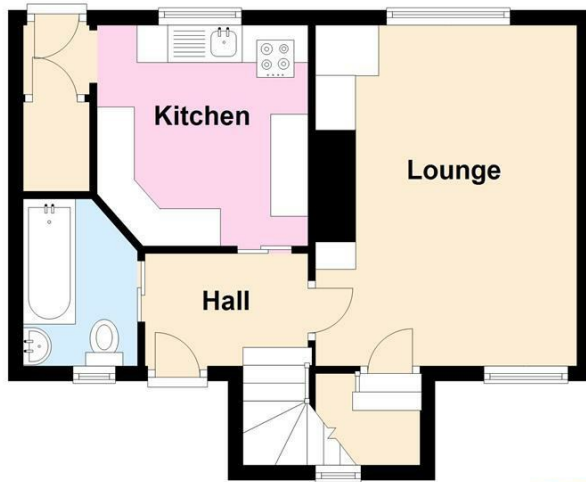
**COUNCIL TAX BAND**

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



## Ground Floor

Approx. 37.1 sq. metres (399.2 sq. feet)



## First Floor

Approx. 37.1 sq. metres (399.2 sq. feet)



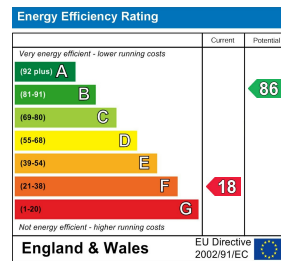
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Total area: approx. 74.2 sq. metres (798.4 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From Llandudno Junction Railway Station, proceed towards Glan Conwy, take the 2nd turning on the left onto Marl Drive, continue along here for approximately 400 yards and the turning for Marl Avenue is on the left and side, the property can be viewed towards the end of the cul de sac on the left hand side. A447 22/04/24 REV 26/04/24

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.

