

**Bryan Davies
+ Associates**

4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125

AUCTIONEERS
●
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

34 Nant Y Coed, Llandudno Junction, Conwy, LL31
9TZ



No Onward Chain £178,000



www.bdahomesales.co.uk

THIS THREE BEDROOM SEMI DETACHED FAMILY HOME IS SITUATED CLOSE TO THE A470 LINKED TO THE A55 EXPRESSWAY, WITHIN A MILE OF LLANDUDNO JUNCTION SHOPPING INCLUDING ICELAND, ASDA, TESCO, LIDL AND MAINLINE RAILWAY STATION.

The accommodation briefly comprises:- hallway; lounge; kitchen/diner with door to rear garden and ground floor bathroom. A staircase leads to the first floor landing and three bedrooms. The property features gas fired central heating and upvc double glazed windows. Outside - front garden with red brick paved driveway for off road parking; rear garden with patio seating area, lawn with shingle beds and a timber shed.

The accommodation comprises:

Upvc double glazed side door and glazed side window into:

Upvc double glazed SIDE DOOR and glazed side window into:

HALLWAY

LOUNGE 14'7" x 12'0" (4.47m x 3.68m)



Feature fireplace, radiator, large upvc double glazed window to front aspect.

KITCHEN/DINER 14'2" x 8'7" maximum (4.32m x 2.62m maximum)



Wall, base and drawer units with complementary worktops incorporating single sink and drainer, space for electric cooker, space for automatic washing machine, space for fridge/freezer, partially tiled walls, cupboard housing meters, radiator.

GROUND FLOOR BATHROOM

Bath, pedestal wash hand basin, w.c., panel tiling.

A staircase leads to:

FIRST FLOOR LANDING

Loft hatch access.

BEDROOM 1 14'7" x 10'3" (4.46m x 3.14m)





Radiator, airing cupboard housing 'Ideal' gas central heating boiler, countryside views.

BEDROOM 2 12'0" x 7'5" (3.68m x 2.27m)



Radiator.

BEDROOM 3 9'0" x 6'10" (2.76m x 2.10m)



Radiator.

OUTSIDE

FRONT GARDEN

Red brick paving, fence and dwarf wall boundary.

RED BRICK PAVED DRIVEWAY

For off road parking.

REAR GARDEN



Patio area, lawn with shingle beds, timber shed, fence boundary.

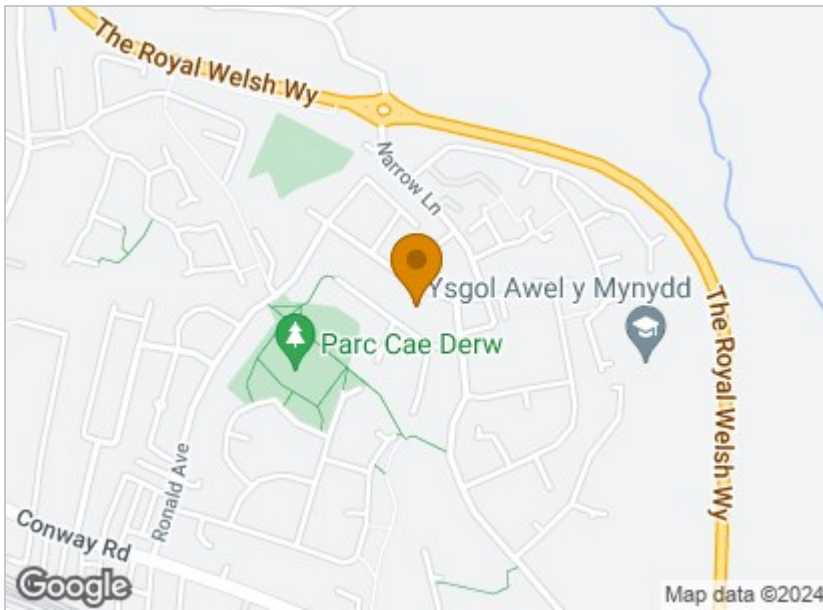
TENURE

The property is held on a FREEHOLD tenure.

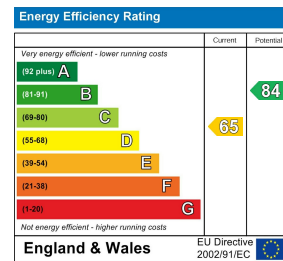
COUNCIL TAX

COUNCIL TAX BAND Is 'C' obtained from www.conwy.gov.uk

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 20 yards. REF: A482 31/08/24

We will be pleased to arrange a viewing of this Home
01492 875125
e mail: llandudno@bdahomesales.co.uk

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.

