

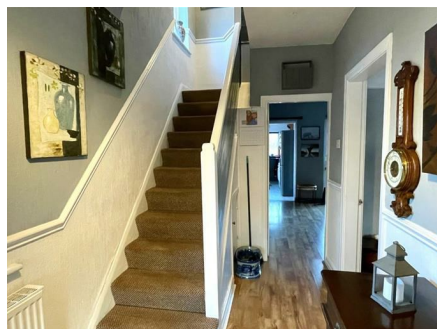
**Bryan Davies
+ Associates**

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**AUCTIONEERS
●
ESTATE AGENTS**

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56 Marl Drive, Llandudno Junction, Conwy, LL31 9LL



Offers Over £200,000

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THIS IS A LOVELY WELL PRESENTED AND EXTENDED THREE BEDROOM FAMILY SIZE HOME SITUATED CLOSE TO LLANDUDNO JUNCTION SHOPPING INCLUDING TESCO, ICELAND, ASDA SUPERMARKET AND THE MAIN LINE RAILWAY STATION, WITHIN A MILE OF THE HISTORIC TOWN OF CONWY. The accommodation briefly comprises:- front door to porch; hall; lounge; separate dining room; kitchen with a range of modern units; first floor landing; 3 bedrooms; and a modern tiled 3 piece shower room. The property features gas fired central heating, upvc double glazed windows. Outside - front garden area with off road parking, good sized rear garden easily maintained with patio areas, chippings and a summerhouse/ bar.

INTERNAL INSPECTION HIGHLY RECOMMENDED

NO ONWARD CHAIN

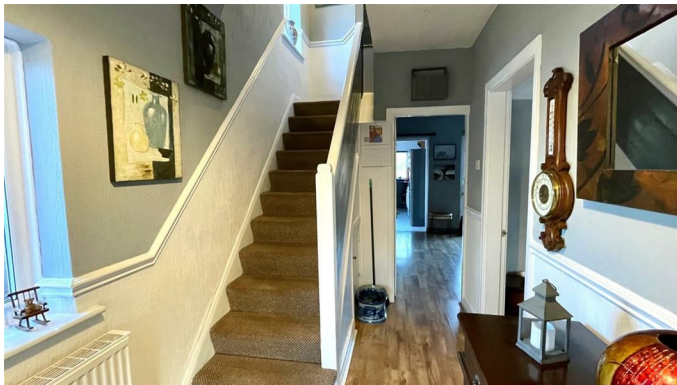
The accommodation comprises:

Upvc double glazed FRONT DOOR into:-

PORCH

Upvc double glazed door into:-

HALLWAY



Dado rail, radiator, under stairs storage cupboard.

DINING ROOM 13'5" x 9'10" (4.11m x 3.02m)



Picture rail, 2 wall light points, modern electric wall mounted fire, radiator.

LOUNGE 16'7" x 10'11" (5.07m x 3.33m)



Tiled fireplace, wall mounted TV point, Upvc double glazed patio doors to rear garden.



KITCHEN 13'8" x 7'1" (4.19m x 2.17m)



Dark grey gloss wall, base and drawer units with round edged work tops, tiled splashbacks, stainless steel single sink and drainer, integral 'Hotpoint' double electric oven and gas hob with extractor fan above, space for washing machine, tumble drier and fridge/ freezer. 'Glow worm' gas central heating boiler. Upvc double glazed door to garden, radiator.

Stairs to first floor.

LANDING

Access to loft space.

BEDROOM 1 11'6" x 8'9" (3.51m x 2.69m)



Built-in wardrobes with louvre doors, radiator.

BEDROOM 2 10'11" x 10'0" (3.33m x 3.05m)



Radiator.

BEDROOM 3 7'11" x 6'2" (2.43m x 1.88m)



Radiator.

3 PIECE SHOWER ROOM



Fully tiled, walk-in shower unit with electric shower, low flush wc, pedestal wash hand basin, radiator.

FRONT GARDEN

Parking at front of property for 2 cars. Steps down to front door.

REAR GARDEN



Raised paved patio area.



Steps down to large gravelled area with paving boundary. Timber summerhouse and gazebo area, timber storage shed, under house storage, side paved area, door to front garden.



TENURE

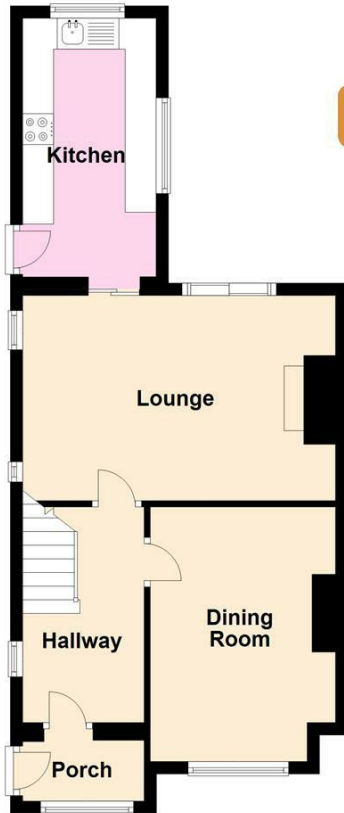
The property is held on a FREEHOLD tenure.

COUNCIL TAX

Is 'C' as obtained from www.conwy.gov.uk

Ground Floor

Approx. 48.9 sq. metres (526.0 sq. feet)



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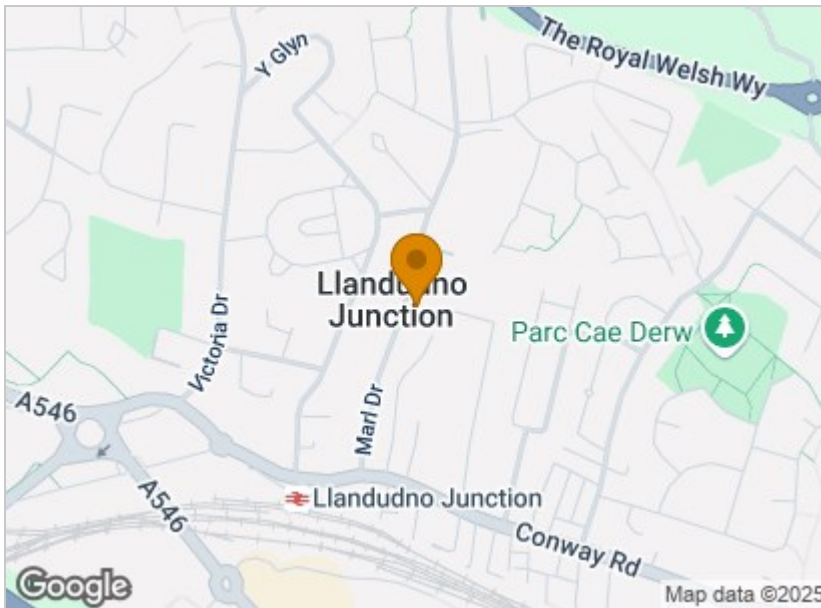
First Floor

Approx. 35.0 sq. metres (376.9 sq. feet)

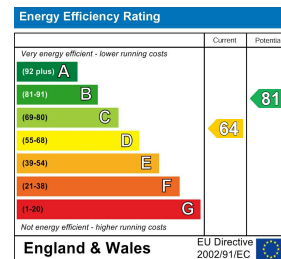


Total area: approx. 83.9 sq. metres (902.8 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From Llandudno junction railway station proceed towards Glan Conwy take the second turning on the left into Marl Drive and the property can be viewed on the right within 300 yards. REF: A627 31/01/25 REV 02/06/25

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.

