

PETER LARGE

ESTATE AGENTS

## Kingsmead, Pencoed Avenue, Llanddulas, Conwy, LL22 8LR

£175,000

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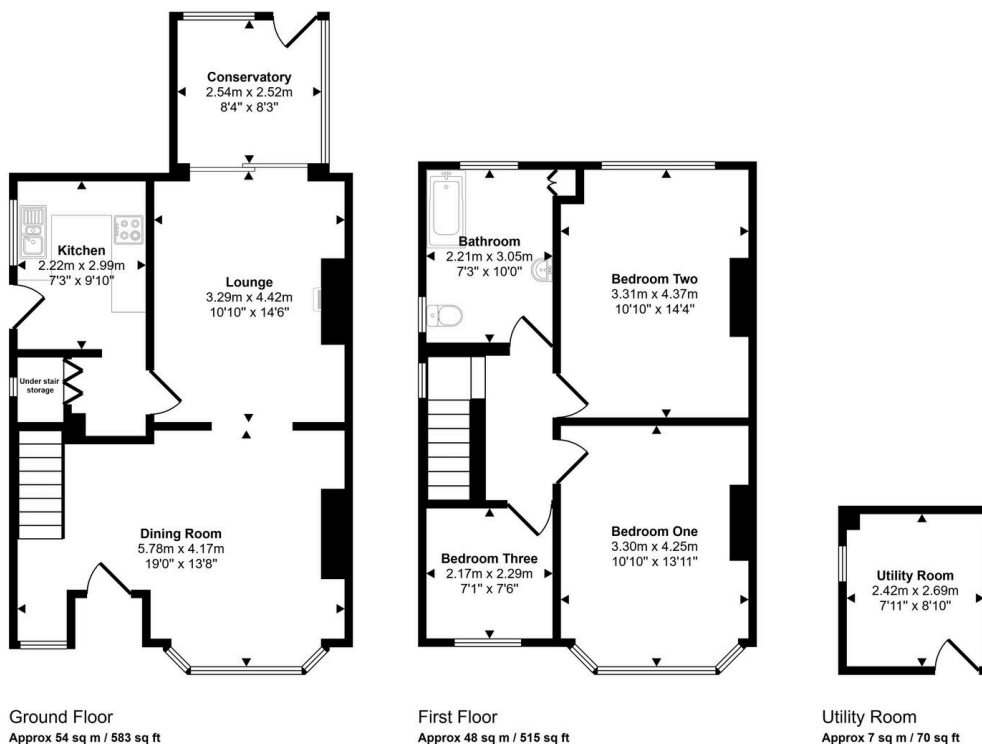


A semi detached house situated in the heart of Llanddulas village and sat in an elevated position at the head of a cul-de-sac. Comprising of lounge, dining room, kitchen, conservatory, three bedrooms and a spacious family bathroom. The property benefits from off road parking, utility room, sea views from the rear with uPVC double glazed windows and gas central heating throughout. Conveniently located for the seafront and primary school and within a short drive of the A55 Expressway, which provides an easy commute along the North Wales coast and beyond. There are regular bus services into the larger, nearby towns of Colwyn Bay, Llandudno and Abergele which supply all the amenities you could need.

## Key Features

- Semi-detached family home
- Sea views to the rear
- Utility area
- Enclosed rear garden
- Freehold
- Two reception rooms
- Three bedrooms
- Off road parking for one car
- EPC - D
- Council Tax - C

Approx Gross Internal Area  
109 sq m / 1168 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

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