



3 Trem Yr Afon

Llandudno Junction LL31 9AG

£179,500

A spacious, immaculately presented 3-bedroom inner terrace house located in a convenient position close to all local amenities. This 3-bedroom home has been recently upgraded by the current owners and includes new kitchen, flooring and redecorated throughout.

The property benefits from uPVC double glazing and gas fired central heating, garden to front and rear, open aspect front.

Briefly affording reception hall, large living and dining room, kitchen, 3-bedrooms and bathroom.

Viewing highly recommended.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>





Location

Located within level walking distance to the centre of Llandudno Junction which has a variety of local shops and amenities. It is located on a main railway line and bus route and is very close to the A55 Expressway for easy access to Chester and the motorways. The castle town of Conwy is just a short distance away with the bigger towns of Llandudno and Colwyn Bay close by.

The Accommodation Affords
(approximate measurements only):

Covered Front Entrance:
uPVC double glazed front door leading to:

Small Reception Hall:
Staircase leading off to first floor level. Door to:

Lounge:
12'10" red to 8'11" x 22'11" (3.92m red to 2.74m x 7m)
uPVC double glazed windows to front and rear; double panelled radiator; coved ceiling; wall mounted pebble effect electric fire; TV point; understairs storage cupboard housing gas and electric meters; cloak hanging hooks; light connected.

Dining Area:
Double panelled radiator; uPVC double glazed window overlooking rear; telephone point.



Kitchen:

9'4" x 6'6" (2.85m x 2m)

Fitted base and wall units with complementary worktops; 1 1/2 bowl single drainer sink with mixer tap; space and plumbing for washing machine or dishwasher; space for fridge; integrated stainless steel oven; four ring gas hob and canopy stainless steel extractor above. Wall mounted Valiant central heating boiler; extractor fan; uPVC double glazed door and window to rear.

FIRST FLOOR

Landing:

Access to roof space.

Bedroom No 1:

10'10" x 9'10" (3.32m x 3m)

uPVC double glazed window overlooking rear; radiator.

Bedroom No 2:

11'9" x 8'11" (3.59m x 2.72m)

uPVC double glazed window overlooking front; radiator.

Bedroom No 3:

7'0" x 8'5" (2.14m x 2.59m)

Including bulkhead shelf; uPVC double glazed window overlooking front.

Bathroom:

5'10" x 7'2" (1.8m x 2.2m)

Timber panelled bath with electric shower above, pedestal wash hand basin and low level WC; fully tiled mosaic walls; inset shelf recess; radiator; wall mounted mirror; uPVC double glazed window to rear.

Outside:

The property has an attractive well established garden, rear laid to lawn with shrubs and plants High level hedging providing privacy; concrete path leading to front. Timber panel fencing providing privacy, grassed garden and concreted hardstanding, seating area. Brick built garden store and workshop (2.77m x 1.84m) workbench, power and light connected, uPVC double glazed window and door. To the back of the property there is communal parking available.

Services:

Mains water, electricity, gas and drainage are connected to the property.

Council Tax Band:

Conwy County Borough Council tax band 'C'.

Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

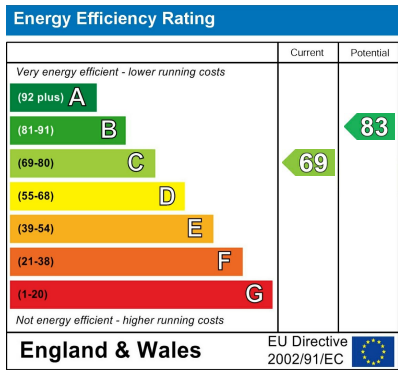
Directions:

Proceed from the agents office into Llandudno Junction, up the hill passed Enochs and the property will be viewed on the left opposite Lucas Tool Hire.

Proof of Identity:

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.





These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

Iwan M Williams Estate Agents

5 Bangor Road
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Web: <https://www.iwanmwilliams.co.uk>

