



## 20 Lon Bedw

Llandudno Junction LL31 9FE

£250,000

A spacious, well appointed 3 storey end terrace town house style home set in small cul-de-sac with front parking and large rear garden.

Situated in a quiet cu-de-sac on modern residential development enjoying a corner setting with two car parking spaces, side access to large enclosed garden.

The property offers spacious 3 bed accommodation with two bathrooms over three floors. The ground floor offers modern open plan living, dining and kitchen area. Gas fired central heating and UPVC double glazing attractive patio and garden.

Viewing Highly Recommended.



Tel: 01492 555500

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



## Location

Located in a quiet cul de sac within an estate of similar type properties on the outskirts of Llandudno Junction 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.

Accommodation Affords:  
(approximate measurements only)

Composite Double Glazed Front Door:  
Leading to reception hall with radiator; covered ceiling, staircase leading off to first floor level.

Open Plan Lounge/Diner & Kitchen:

Lounge/Dining Room:

13'3" x 9'10" x 14'4" (4.04m x 3m x 4.37m )  
Dado rail; radiator; uPVC double glazed French doors leading onto rear patio and garden; telephone point; t.v point; coving; understairs storage cupboard; dining area with radiator; peninsular base unit sub-dividing from breakfast kitchen.



### Breakfast Kitchen:

9'2" x 6'6" x 12'6" (2.8m x 1.99m x 3.82)

Fitted range of base and wall units with complimentary worktops; 1 1/2 bowl sink; plumbing for dishwasher; 4 ring gas hob; concealed extractor fan above; split level oven and grill; larder unit with louver door; integrated fridge freezer.

### Staircase Leading Up to First Floor Level:

Landing with further balustrade and spindle staircase leading off to second floor level. radiator; built in store cupboard; store and laundry cupboard with plumbing for automatic washing machine and space for dryer above.

### Bedroom 1:

8'8" x 13'1" (2.65m x 4m )

Overlooking rear garden; built in wardrobe with sliding door; radiator.

### Bathroom:

10'2" x 6'2" (3.1m x 1.9m )

Recessed shower enclosure with tiled surround and glazed door; wall tiling; low level w.c; paneled bath; wall hung wash basin; half tiled walls; floor tiling; inset spotlighting; extractor fan.

### Bedroom 2:

8'4" x 11'5" (2.55m x 3.48m )

wardrobe; uPVC double glazed window overlooking front; radiator.

### Second Floor:

Small landing; walk in airing cupboard with ideal wall mounted central heating boiler; large glo worm water tank.

### bedroom 3 (main bedroom) :

18'0" x 13'1" (5.51m x 4m )

Including built in wardrobe; window overlooking front enjoying open aspect and views; timber panelling to one wall; radiator; t.v point.

### En-suite Shower Room:

Large walk in shower with glazed screen; wall tiling; low level w.c; wall hung wash basin; shaver point; tiled floor; extractor fan.

### Outside:

The property occupies a lovely corner position of being at the end of the terrace and having side access from front leading to rear garden. At the front of the property there are 2 parking spaces included, side entrance leading to large rear garden with timber fencing to either side providing privacy, raised beds to either side of decking; gravel path leading to timber garden shed; lawned garden area.



### Services:

Mains water, electricity, gas and drainage are connected to the property. The property has solar panels for water heating. Gas fired central heating.

### 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](mailto:conwy@iwanmwilliams.co.uk)

### Council Tax Band:

Conwy County Borough Council tax band 'D'

### 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.

### Tenure:

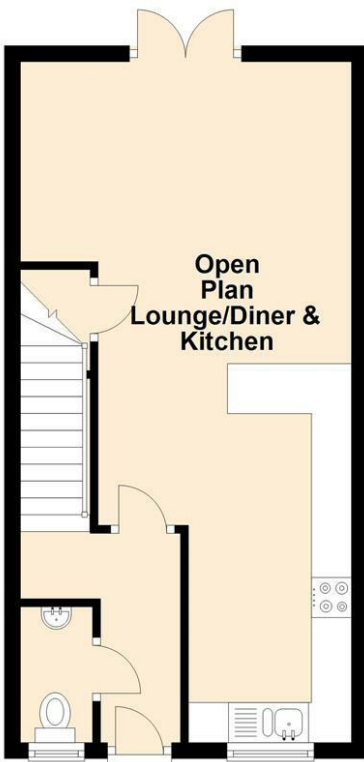
We understand the property is freehold but is subject to a yearly charge for maintenance for communal parts we understand this to be £123.90 in 2023.



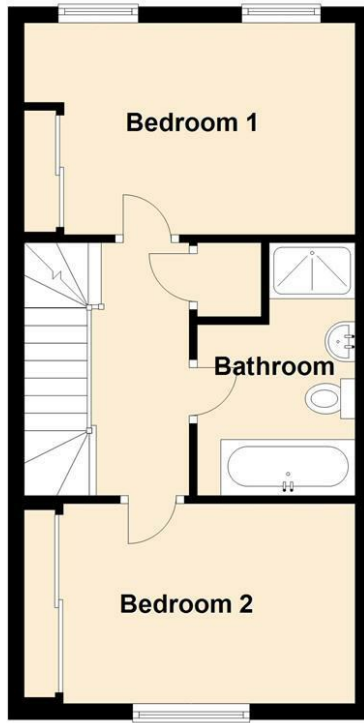


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>80</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

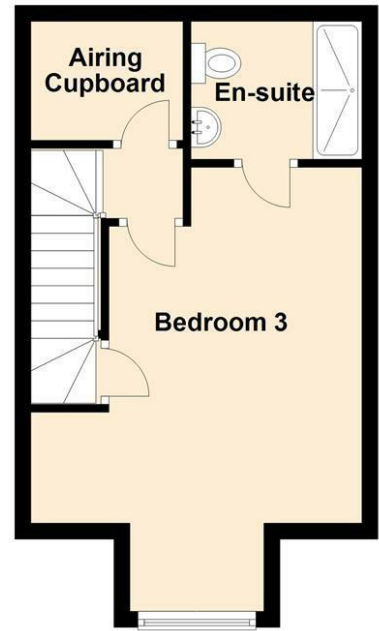
### Ground Floor



### First Floor



### Second Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.  
Plan produced using PlanUp.

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

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