



14 St. Margarets Road
Llandudno Junction LL31 9EW
£182,500

Beautifully presented end terrace house in a convenient location close to the village centre and direct access onto village park.

Spacious well appointed accommodation with the benefit of gas fired central heating and uPVC double glazing.

Attractive landscaped rear garden, parking and summer house.

Convenient level plot within walking distance of all shops, train station and schools.

Affording entrance hall, lounge, dining room, kitchen, landing, bedroom 1, bedroom 2, bathroom, this is a well maintained and upgraded house - ideal for a young family or someone wanting to be close to all amenities.

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.

Accommodation Affords:
(approximate measurements only)

UPVC double glazed front door:
Leading to:

Small Entrance Hall:
Double panelled radiator; staircase leading off to first floor level.

Lounge:
11'11" x 12'4" (3.65 x 3.77)
Feature 'Adam' style timber fireplace surround with granite inset and hearth, Coal effect gas fire; telephone point; double panelled radiator; uPVC double glazed window overlooking front of the property.

Large Dining and Sitting Room:
15'1" x 13'0" (4.61 x 3.97)
Built-in alcove storage cupboard with shelving, understairs storage cupboard; double panelled radiator; laminated timber effect floor; uPVC double glazed French windows leading on to rear garden.



Kitchen:

8'7" x 7'10" (2.64 x 2.39)

Fitted range of base and wall units with complementary worktops; integrated stainless steel electric oven, four ring gas hob and extractor above. Single drainer sink with mixer tap; plumbing for automatic washing machine; uPVC double glazed window overlooking rear; wall tiling; space for fridge; floor tiling.

First Floor Landing:

Access to roof space, 'Slingsby' style ladder.

Bathroom:

Three piece modern suite comprising P-shape bath with curved shower screen, shower above, wash basin, low level WC, fully tiled walls and floor; wall mounted mirror; inset spot lighting; extractor fan; ladder style heated towel rail; uPVC double glazed window to rear.

Bedroom 1:

10'7" x 12'5" (3.25 x 3.81)

Double panelled radiator; uPVC double glazed window looking front; built-in wardrobe/ linen cupboard with range of shelving, housing gas central heating combi boiler. Open front aspect.

Bedroom 2:

12'11" x 8'7" (3.96 x 2.64)

Double panelled radiator; uPVC double glazed window overlooking rear; built-in recessed wardrobe cupboard.

Attic Space:

Large attic providing ample storage space with light connected and fully boarded.

Services:

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

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

Council Tax Band:

Conwy County Borough Council tax band 'C'

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.

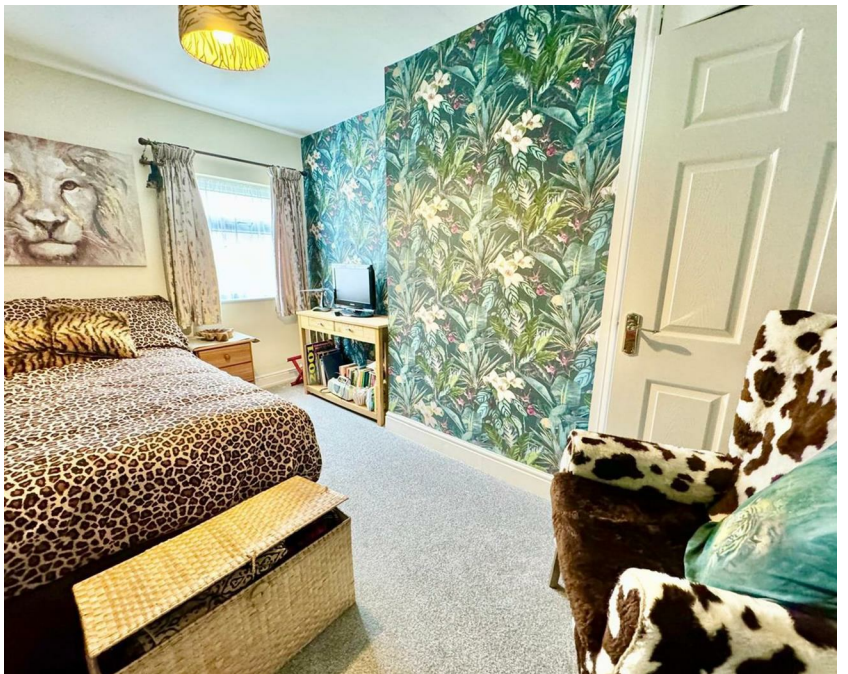
Directions:

From Conwy proceed into the village of Llandudno Junction, turn left after the Co-op and the post office on Oswald Road, continue along the road and take a left into St Margarets Road and number 14 is the last on the right hand side.

Outside:

The property lies immediately adjacent to the village park. rear access lane leads to hardstanding for parking if required.

Timber built summer house, attractive enclosed walled garden, beautifully landscaped.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First 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.

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