



3 Osborne Terrace

Llandudno Junction LL31 9EE

£144,950

A beautifully presented inner terrace cottage located in a highly convenient central location, close to all shops and other amenities.

Ideal first time buyer home.

An immaculately maintained home with a delightful rear courtyard providing private outside seating area, lean to utility and store shed.

Affording Lounge, inner lobby, dining/sitting room, kitchen with fitted units, utility shed and store, landing, bedroom 1, bedroom 2, spacious bathroom.

This home would suit a young couple looking for their first home or anyone wishing to be close to transport links and within walking distance to shops and restaurants.



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:
(approx Measurements only)

UPVC Double Glazed Front Door leads to :
Lounge.

Lounge:

11'11" x 11'1" (3.64m x 3.4m)

Feature recessed fireplace surround with tiled inset and hearth. Built in cupboard housing electric and gas meter, Upvc double glazed window overlooking front, wall mounted electric heater, timber effect laminated floor.

Lobby area with staircase leading off to first floor level and doorway to:

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Dining/Sitting Room

11'5" x 11'11" (3.5m x 3.64)

Laminated timber effect flooring, uPVC double glazed window overlooking rear, telephone point, gas fire in recessed surround with raised tiled hearth, built in storage cupboard to alcove recess. Under stairs storage pantry housing upright fridge freezer, range of shelving.



Kitchen:

10'4" x 5'3" (3.17m x 1.61)

Fitted range of base and wall units with complimentary work tops, gas cooker point, space for fridge, single drainer sink, uPVC double glazed window, Wall tiling, uPVC double glazed door and window to rear.

First Floor Landing:

Bedroom 1:

11'11" x 11'3" (3.65m x 3.44m)

uPVC double window overlooking front of property.

Bedroom 2:

11'5" x 7'8" (3.5m x 2.34m)

uPVC double glazed window overlooking rear, built in cylinder cupboard housing factory Lax cylinder with an immersion heater.

L Shaped Bathroom:

12'1" x 5'6" max (3.69m x 1.7m max)

Panel bath with electric shower above, shower screen, pedestal wash hand basin, low level w.c, built in store cupboard and dressing vanity unit with tiled work top, small uPVC double glazed window to rear, shaver point.

Outside:

The property has a delightful courtyard at the rear with artificial grass, outside seating area and screened bin store. In addition there is a lean-to built brick utility shed with power and light connected, plumbing for automatic washing machine and space for dryer. Further lean-to garden store shed.

Agents Note:

Please note that the property has radiators throughout with the exception of the bathroom but the current central heating system is not operational and one would have to consider the merit of installing a new boiler. Alternative heating methods may want to be considered.

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

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.



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



Floorplan To Follow

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.

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