



TOTAL FLOOR AREA: 1252 sq.ft. (116.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# 8 Dalar Aur, Llandudno Junction, LL31 9FH

## £325,000

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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### Tenure

Leasehold - Short particulars of the lease(s) (or under-lease(s)) under which the land is held: Date : 14 October 2016 Term : 999 Years from 1st January 2015.

The latest charge for ground rent was payable on 1st January 2025 to the amount of £304.08 and is subject to increase.

The property is also subject to estate management fees. The latest break down of charges are as follows and are subject in increase - 1-Jan-2025 £231.93 & 1-Jul-2025 £231.93 totalling £463.86 for the year.

### Council Tax Band

Band- E -Average 1-04-25 £2,836.57 Source Conwy.gov.uk

### Property Description

The property enjoys strong kerb appeal thanks to its charming brick façade and neat front lawn, complemented by a slate-chipped area and brick-paved driveway providing ample off-road parking for multiple vehicles. An open porch shelters the composite double-glazed front door, which opens into a warm and welcoming entrance hallway. Here, you're greeted by stylish wood-effect herringbone LVT flooring and handy under-stair storage area. A ground floor WC is tucked neatly off the hall, complete with a hand wash basin and built-in storage unit below, and internal access is also provided to the single garage, which features an electric up-and-over door and power supply.

The lounge offers a cosy and contemporary retreat, with feature timber-effect panelling adding character to the space. There's ample room for an L-shaped sofa and additional seating, with a pleasant outlook onto the front garden.

At the heart of the home is the open-plan kitchen and dining area, perfect for family life and entertaining. Sleek high-gloss wall and base units are finished with brushed steel handles, and the granite worktops and matching upstands, splashback, and windowsills add a premium touch. Integrated Zanussi appliances include a double electric oven/grill, five-burner gas hob, and dishwasher, while plentiful sockets—some with USB ports—provide practicality in abundance. Patio doors flood the room with light and open directly onto the sunny rear garden. Just off the kitchen, the utility room includes plumbing for a washing machine, space for a dryer, and side access to the

garden via a convenient pathway.

Upstairs, the landing features two generous storage cupboards (one housing the hot water tank), access to a part-boarded, insulated loft via a drop-down hatch, and leads to three well-appointed bedrooms.

The primary bedroom is a peaceful, dual-aspect sanctuary with ample room for a super king bed, freestanding wardrobes, and bedside furnishings. Wood-effect laminate flooring adds warmth, and the elevated view offers glimpses of the River Conwy and the hills of Conwy Valley beyond. A private en-suite bathroom features tiled flooring, a rainfall shower with bifold screen, WC, and hand wash basin.

Bedroom two is another spacious double with the same elegant flooring and scenic views. Bedroom three is a generously sized single that could accommodate a double bed if needed, though may suit best as a nursery, office, or guest room.

The family bathroom is well-appointed with tiled flooring and partial wall tiling, a large bathtub with overhead shower, clear glass screen, floating basin, WC, and chrome heated towel rail.

The rear garden is a true highlight—carefully designed to follow the sun's path throughout the day. From the dining area, patio doors open onto a neat, paved seating area. Timber sleepers and steps lead to a raised lawn bordered by raised planters bursting with seasonal colour. A secondary patio area tucked into the corner is perfect for barbecues and alfresco evenings, all enclosed by timber fencing to ensure privacy.

Further benefits include a mechanical ventilation system, solar PV panels that supply the hot water cylinder while also lowering your electric bill (with surplus electricity feeding into the grid under a feedback tariff, as advised by the vendor), and a private EV charging point.

Residents also benefit from an overflow car park located at the end of the cul-de-sac—ideal for visiting guests. The home is within walking distance of Llandudno Junction village, where you'll find a variety of shops, cafés, local amenities, and a mainline railway station for long-distance commuting. The A55 is just a few minutes away, connecting you effortlessly along the beautiful North Wales coast and beyond.

### Services

It is believed the property is connected to mains gas, electric, water and sewage services although we recommend you confirm this with your solicitor.

Both full fibre and copper broadband are available to the property. Source - [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker) - as of 16-5-25

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

### Living Room

14'2" x 10'8" (4.32m x 3.26m )

### Kitchen/Diner

21'10" x 7'10" (6.67m x 2.40m)

### Utility

7'8" x 4'3" (2.36m x 1.32m)

### Bedroom1

12'11" x 10'7" (3.94m x 3.24m)

### Ensuite

6'6" x 5'9" (1.99m x 1.76m)

### Bedroom 2

6'6" x 5'9" (1.99m x 1.76m )



### Bedroom 3

10'7" x 6'11" (3.24m x 2.12m )

### Bathroom

8'0" x 5'6" (2.45m x 1.69m)

### Prys Jones & Booth

Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergele offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergele, we operate throughout North Wales, including the towns of Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinnel Bay, Llandudno and other surrounding areas.

Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

### Professional Services

David Prys Jones FRICS and Iwan Prys Jones Bsc. PGDM, MRICS are full members of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

