

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries.



Score	Energy rating
1-20	G
21-38	F
39-54	E
55-68	D
69-80	C
81-91	B
92+	A

Current: 92 A
Potential: 94 A



Three Bedroom Semi Detached Home

Description

A beautifully presented modern three bedroom semi detached home enjoying a South facing rear garden, with distant mountain and countryside views. Situated on the outskirts of the village, allowing for easy access to the link road to Llandudno, A55, primary school and shops.

The accommodation comprises to the ground floor; Entrance hallway, WC, spacious living room, modern fitted kitchen with gas hob and electric oven and extractor fan, space for a washing machine and dishwasher, storage cupboards, french doors leading onto the rear garden.

To the first floor; Landing, master bedroom, two double bedrooms and family bathroom.

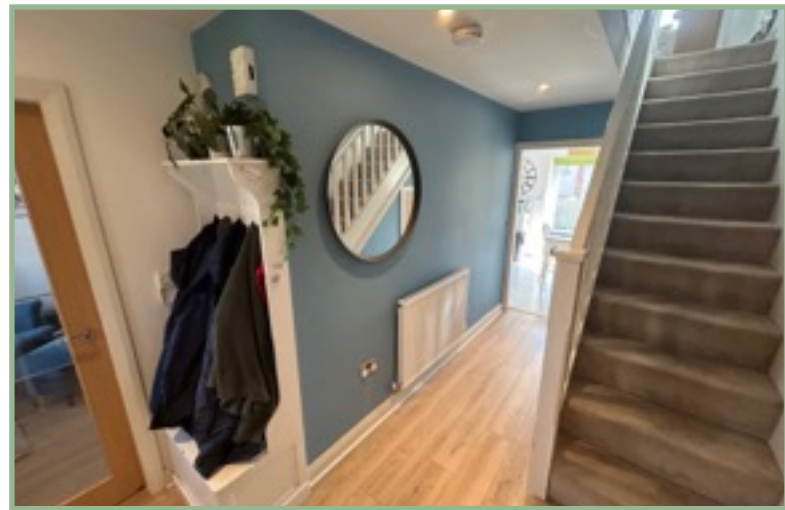
UPVC double glazing, gas fired boiler with separate water cylinder.

To the outside there is driveway parking for two vehicles with gated access onto the rear garden. The rear garden has a flagged patio seating area, with steps onto a large grass lawn, garden shed and fenced boundaries.

- ✓ DRIVEWAY PARKING
- ✓ IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED HOME
- ✓ EASY ACCESS TO THE MOTORWAY & LOCAL SCHOOLS
- ✓ MODERN KITCHEN & BATHROOM
- ✓ LEASEHOLD

Hallway

16' 6" x 8' 1" 5.03m x 2.46m



W.C

4' 10" x 3' 8" 1.47m x 1.11m

Lounge

16' 4" x 10' 10" 4.98m x 3.30m



Under Stairs Storage

6' 1" x 2' 3" 1.85m x 0.68m

Kitchen

10' 7" x 17' 2" 3.22m x 5.23m



Landing

9' 8" x 6' 4" 2.94m x 1.93m

Bedroom One

14' 5" x 10' 7" 4.39m x 3.22m



Bedroom Two

9' 7" x 8' 2.92m x 2.43m



Bedroom Three

10' 10" x 10' 6" 3.30m x 3.20m

Bathroom

5' 10" x 6' 9" 1.78m x 2.06m



Storage Cupboard

2' 7" x 2' 4" 0.78m x 0.70m

Agent Notes: Property is leasehold on a 990 year lease from 2015. Service charge £403.34 per annum. Ground rent £200 per annum.

Location

The property is situated in a most convenient location close to Llandudno Junction and Deganwy, with a variety of local shops and schools, and is on a bus route and main railway line. It is located midway between Llandudno, Colwyn Bay and Conwy, and is within easy access of the A55 dual carriageway.

Directions

From our Conwy office go over the bridge, turn right at the roundabout, at the next roundabout proceed straight on taking a left onto the A55. Take the first exit off signposted Llandudno, at the roundabout take the second exit and at the 1st roundabout turn left onto Narrow Lane, then left onto Lon Gwaenfynydd where number 6 can be found on the right.

Council Tax Band: D (provided on www.voa.gov.uk)
Energy Efficiency Rating: A

3 Bedroom Semi Detached Home

6 Lon Gwaenfynydd
Llandudno Junction
Conwy
LL31 9FG

£245,000

Reference Number: FP8012
29/4/2024

Fletcher & Poole,
3 Lancaster Square,
Conwy, LL32 8HT

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

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web: www.fletcherpoole.com

