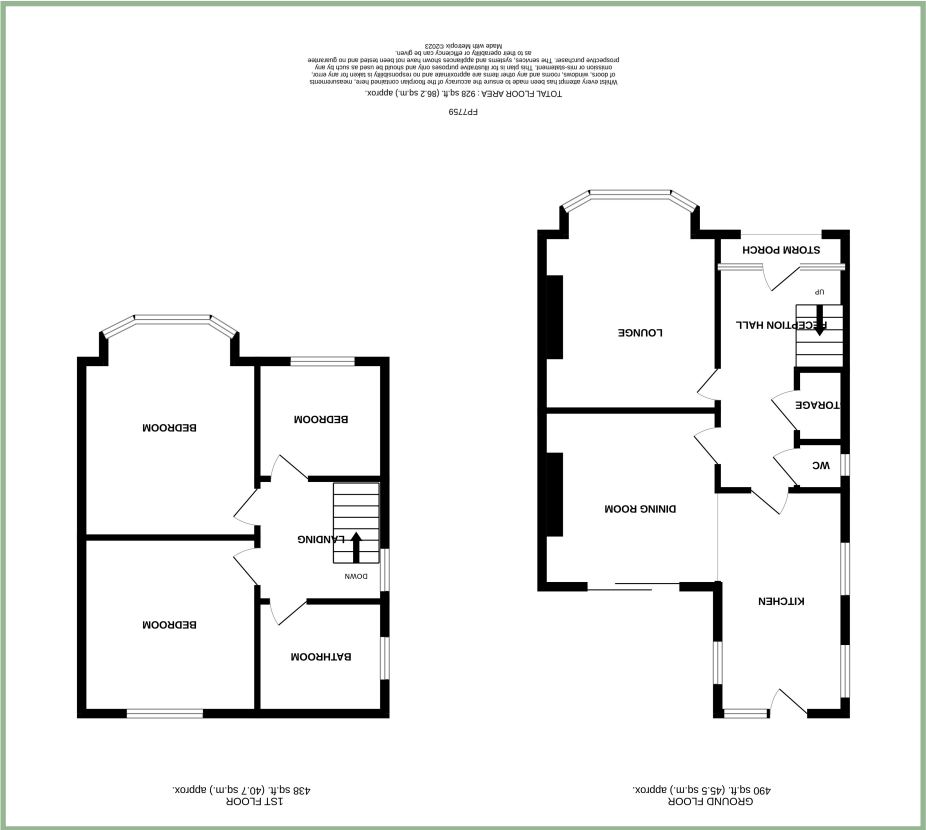


We endeavor to make our sales accurate and reliable but they are not guaranteed. The information is provided for your information only and should be used as a guide only. It is not intended to constitute any part of an offer or contract. The seller does not make any representation

www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Beautifully Presented & Extended Three Bedroom Semi-Detached Home

Description

A beautifully presented and refurbished three bedroom semi-detached home enjoying an extension to the rear with partial open plan kitchen/dining room and planning permission granted to further extend.

The light and well planned accommodation comprises: Partial open porch, hallway with under-stairs cupboard and w.c. Lounge with bay window, dining room with sliding patio doors onto the garden and wood burner. Opening into the modern kitchen which has an electric oven and hob, integrated fridge and space for a washing machine. To the first floor: Landing, two double bedrooms and a single bedroom. Double glazing and Worcester gas fired combination boiler.

To the front there is driveway parking, carport with double timber doors. To the rear there is a south facing garden which has been landscaped to create a low maintenance, modern and contemporary feel with a flagged seating area and a raised decked seating area.

Kitchen

14' 6" x 9' 4.42m x 2.74m



Landing

7' 11" x 6' 11" 2.41m x 2.11m

Bedroom One

13' 6" into bay x 11' 4.11m x 3.35m



Bedroom Two

11' 10" x 10' 4" 3.60m x 3.15m



Bedroom Three

7' 10" x 6' 1" 2.39m x 1.85m

Bathroom

6' 10" x 6' 7" 2.08m x 2.00m

Location

Llandudno Junction 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.

Directions

From our Conwy office go over the bridge, second exit into Llandudno Junction, proceed over the mini roundabout, into the village, turn right left onto Ronald Avenue, left onto Walton Crescent where number 29 can be found on the left.

Council Tax Band: C (provided on www.voa.gov.uk)

Energy Efficiency Rating: D

3 Bedroom Semi-Detached House

29 WALTON CRESCENT
LLANDUDNO JUNCTION
CONWY
LL31 9ER

£245,000

Reference Number: FP7759

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:

tel: 01492 583100
fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

Hallway

14' 1" X 6' 1" 4.29m x 1.85m

W.C.

2' 10" x 2' 7" 0.86m x 0.78m

Lounge

13' max x 11' 1" 3.96m x 3.38m



Dining Area

10' 3" x 11' 10" 3.12m x 3.60m

