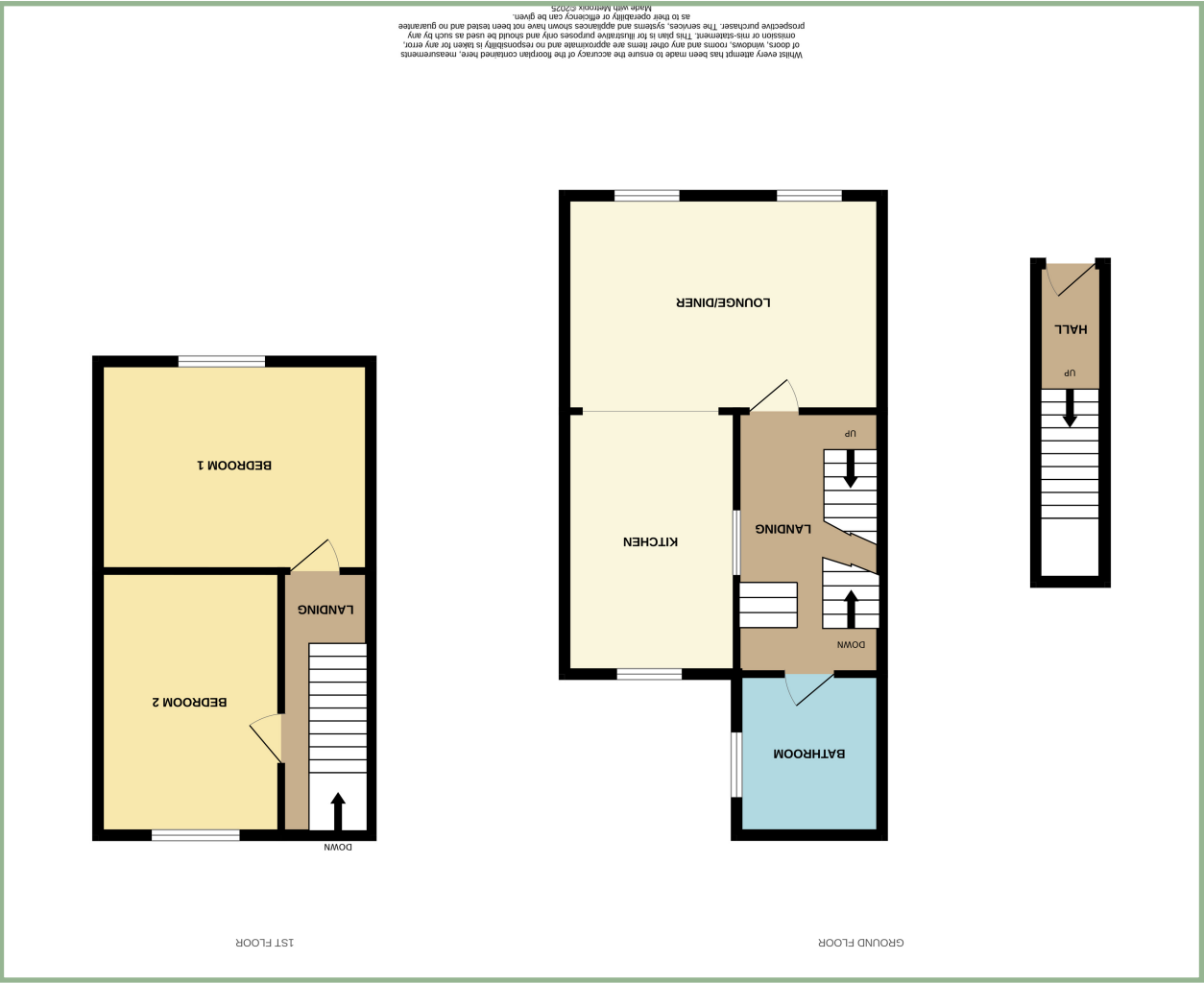


www.fletcherpoole.com

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. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	
55-68	D		80 C
39-54	E		
21-38	F		
1-20	G		



A TWO DOUBLE-BEDROOM DUPLEX FLAT SITUATED IN A MOST POPULAR AND CONVENIENT LOCATION CLOSE TO AMENITIES AND OFFERED FOR SALE WITH NO CHAIN

Description

A spacious, well planned two double-bedroom duplex flat with its own private entrance in a most popular and convenient location close to amenities, and offered for sale with NO CHAIN, viewing is essential!

The accommodation in brief comprises, private entrance with glazed door and carpeted stairs to the first floor. Landing area, with feature spindles and banister, carpet floor, and radiator. Bathroom with window to the side, vinyl flooring, radiator, fitted three-piece white suite comprising panel bath with shower and screen, pedestal wash hand basin, and low-level WC, tiling to all splash back areas. The living room is open plan to the dining and kitchen areas and benefits from two windows to the front, a window to the rear, plus a window to the hallway! Carpet floor to the living area, vinyl floor to the kitchen area, radiators, feature fireplace, while the kitchen area is fitted with wall and base level units, complimentary work tops, tiled splash back areas, stainless steel sink, drainer and mixer tap, integrated oven, hob, and extractor fan, plus space and plumbing for other kitchen appliances. The second-floor landing has spindles and banisters, carpeted floor, and hatch providing access to the loft. Bedroom one is a double room with window to the front, carpet floor, and radiator. Bedroom two is a second double room with window to the rear, carpet floor and radiator.

- ✓ DUPLEX FLAT
- ✓ TWO DOUBLE BEDROOMS
- ✓ SPACIOUS LIVING ROOM
- ✓ KITCHEN/DINER
- ✓ CONVENIENT LOCATION
- ✓ NO CHAIN
- ✓ LEASEHOLD

Hallway

First Floor Landing

13’ 4” x 4’ 11” 4.06m x 1.50m

Living Room

13’ 11” x 10’ 11” 4.24m x 3.32m



Kitchen/Dining

13’ 5” x 8’ 8” 4.09m x 2.64m



Bathroom

8’ 3” x 7’ 6” 2.51m x 2.28m



Second Floor Landing

13’ 5” x 5’ 7” 4.09m x 1.70m

Bedroom One

13’ 11” x 10’ 10” 4.24m x 3.30m



Bedroom Two

13’ 5” x 9’ 4” 4.09m x 2.84m



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, right onto McKinley Road where number 10 can be found on the left.

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

2 Bedroom Duplex Flat

Flat 2, 10 McKinley Road
Llandudno Junction
LL31 9DY

NO CHAIN
£120,000

Reference Number: FP8372
2/6/2025

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

