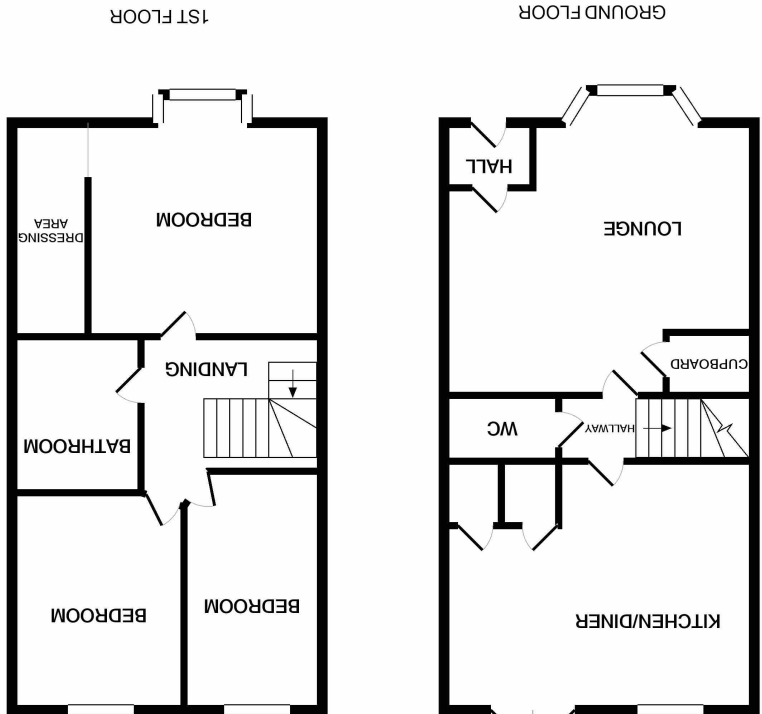


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and 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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Score	Energy rating	Current	Potential
92+	A	89   B	91   B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





# Modern Three Bedroom Semi-Detached Home In A Convenient Location

## Description

Located on the outskirts of Llandudno Junction, this well-designed and contemporary three-bedroom semi-detached property offers stylish living with excellent access to local amenities, the A55 link road, and a nearby primary school—ideal for families or commuters.

Step inside to a welcoming entrance hall leading into a bright and spacious lounge complete with a handy storage cupboard. An inner hallway gives access to a downstairs cloakroom and a modern kitchen/diner featuring integrated appliances and French doors that open out to the low-maintenance rear garden—perfect for relaxing or entertaining.

Upstairs, the first-floor landing connects to a generous master bedroom which boasts a dedicated dressing area with fitted hanging rails and shelving. There are two further well-proportioned bedrooms and a contemporary family bathroom.

Additional features include UPVC double glazing, gas-fired central heating, driveway parking for two vehicles, and an enclosed rear garden laid with astroturf for year-round greenery and minimal upkeep.

This move-in-ready home combines comfort, convenience, and modern finishes—an ideal choice for those looking to settle in a popular and accessible location.

- ✓ MODERN THREE BEDROOM SEMI-DETACHED HOME
- ✓ DRIVEWAY FOR PARKING
- ✓ ENERGY EFFICIENT HOME
- ✓ GARDEN TO REAR
- ✓ POPULAR, CONVENIENT LOCATION
- ✓ NO CHAIN

## Hall

4’ x 2’ 11”    1.22m x 0.88m

## Lounge

14’ 2” x 13’ 1”    4.31m x 3.99m



## Cloakroom

4’ 9” x 3’    1.44m x 0.91m

## Kitchen/Diner

14’ 2” x 11’ 5”    4.31m x 3.48m



## Bedroom One

14’ 3” x 9’ 10”    4.34m x 3.00m



## Bedroom Two

9’ 11” x 7’ 5”    3.02m x 2.26m



## Bedroom Three

11’ 6” x 6’ 5”    3.50m x 1.95m

## Bathroom

8’ x 5’ 7”    2.43m x 1.70m



The property is leasehold on a 125 year lease from 2016 with an annual ground rent of £75 and a service charge of approximately £216.

## Location

The property is situated in a most convenient location close to Llandudno Junction and Deganwy, with a variety of local shops and schools (including the newly built primary school) 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 right onto the A55. Come off for Llandudno, second left at the roundabout for Llandudno, at the first roundabout turn left, first left then right.

Council Tax Band: C (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Efficiency Rating: B

## 3 Bedroom Semi-Detached house

9 LON PARCIAU  
LLANDUDNO JUNCTION  
CONWY  
LL31 9FB

NO CHAIN

£245,000

Reference Number: FP7085  
8/10/2025

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](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

