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Fletcher & Poole



1 Morannedd Court
Wern Road
Llanddulas
LL22 8HG

Beautifully Presented & Fully Refurbished Two Bedroom End Terrace House Situated Close To Local Amenities

Description

A beautifully presented and fully refurbished two bedroom end of terrace house situated in a quiet Cul-de-sac and close to the local amenities of Llanddulas and the A55. The current owners have completed an extensive programme of refurbishment in the last three years internally which includes a new modern Shaker style kitchen with marble effect worktops, a modern contemporary bathroom, a new central heating system within the last 12 months, redecorated and carpets throughout. Externally the property has a new landscaped patio to the front. The property benefits from UPVC double glazing and gas CH and viewing is highly recommended to appreciate, the presentation throughout, modern kitchen and bathroom and location. The accommodation on the ground floor briefly comprises, hallway with under stairs cupboard housing the washing machine, spacious lounge/diner, modern fitted kitchen with integrated Fridge/freezer, 4 ring electric hob with oven below, stainless sink and metro tiled splashbacks. Upstairs there is a landing, master bedroom with a dressing area, a second smaller single bedroom and a modern contemporary bathroom with a wall hung wood effect sink unit and shower over the bath. Outside to the front there is off road parking with a newly laid patio area. To the side of the property is an area which is being used for storage with access to a shed.

- ✓ BEAUTIFULLY PRESENTED TWO BEDROOM END TERRACE HOUSE
- ✓ FULLY REFURBISHED THROUGHOUT
- ✓ SITUATED IN A QUIET CUL-DE-SAC CLOSE TO LOCAL AMENITIES
- ✓ MODERN KITCHEN & BATHROOM
- ✓ OFF ROAD PARKING

Lounge

4.95m x 3.17m (16'3" x 10'5")



Kitchen

3.01m x 2.44m (9'10" x 8'0")



Bedroom One

4.29m x 3.24m (14'1" x 10'8")



Bedroom Two

2.78m x 2.09m (9'2" x 6'10")

Bathroom

2.31m x 2.29m (7'7" x 7'6")



Location

The property is located in the village of Llanddulas. The post office, chip shop, pub and primary school are nearby and there is good access to the A55 dual carriageway for easy access to Chester and the motorways beyond

Directions

From the Rhos On Sea office turn right towards the Promenade, turn right onto the Promenade, and first right onto Rhos Road, continue to the traffic lights and turn left onto Brompton Avenue, continue going straight ahead at the roundabout, at the traffic lights turn left and join the A55 in the direction of Chester, take the second exit signposted Llanddulas, take the first right turn onto Wern Road and Morannedd Court can be found on the left hand side.

Council Tax Band: "C"

Energy Performance Rating Band F

2 Bedroom
End Terrace
House

1 Morannedd
Court
Wern Road
LLanddulas
LL22 8HG

£169,950

Reference Number:RP3981
27/05/25
Fletcher & Poole,
1A, Penrhyn Avenue
Rhos-on-Sea, LL28 4PS

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 549178

email:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com

