



51 Llys Onnen

Llandudno Junction LL31 9EZ

£259,950

A beautifully presented modern four bedroom townhouse, pleasantly positioned within a small cul-de-sac in a popular residential development, adjacent to a small wooded glade.

VIEWING RECOMMENDED

Tenure: Freehold - EPC: C - Council Tax: E

The accommodation is arranged over three floors and is presented to a high standard throughout, benefiting from gas central heating and double glazing. To the ground floor is a welcoming reception hall with cloakroom/WC, leading through to a well-appointed dining kitchen fitted with a modern range of units and integrated appliances, the generous lounge opens into a large conservatory, creating a light and versatile living space with pleasant views over the garden and direct access outdoors.

The first floor offers three well-proportioned bedrooms along with a family bathroom. The second floor is dedicated to the principal bedroom suite, featuring a spacious double bedroom with its own en-suite shower room and walk in wardrobe.

Offered for sale with no onward chain, this attractive and well-maintained home will appeal to a range of buyers including families and professionals alike, and an early viewing is strongly recommended.



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IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI



Location

Located in an estate of similar type properties on the outskirts of Llandudno Junction within level walking distance to the centre of Llandudno Junction which 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. The castle town of Conwy is just a short distance away with the bigger towns of Llandudno and Colwyn Bay close by.

The Accommodation Affords:
(Approximate measurements only)

Entrance Hall

Double glazed front door leading to reception hall with balustrade and spindle staircase leading off to first floor level, radiator, engineered oak flooring, understairs storage cupboard with range of shelving.

Downstairs Cloak Room

Low level w.c. corner wash basin, tiled splashback, radiator, uPVC double glazed window overlooking front.



Dining Kitchen

8'10" x 16'10" into bay (2.71m x 5.14m into bay)
Front dining area with engineered oak flooring, uPVC double glazed bay window overlooking front with open aspect and views, radiator. Kitchen - fitted range of base and wall units with complimentary worktops, 1.5 bowl sink with mixer tap, integrated dishwasher and washing machine, integrated fridge/freezer, stainless steel oven with 5 ring gas hob, stainless steel and glass canopy extractor, tiled splashback, built in cupboard housing central heating boiler.



Lounge

9'5" x 16'0" (2.89m x 4.9m)
Feature granite fireplace surround and hearth, electric fire (not tested), oak flooring, double panel radiator, uPVC double glazed window, coved ceiling, TV point, French doors leading into Conservatory.

Conservatory

10'9" x 12'3" (3.29m x 3.74m)
uPVC double glazed windows, French doors and double glazed vaulted roof with skylight, power connected, windows overlooking rear garden.

First Floor

Spacious landing with built in linen cupboard with radiator and slatted shelving.

Bedroom 1

9'2" x 12'5" (2.81m x 3.79m)
uPVC double glazed window overlooking rear enjoying open aspect and views, radiator, telephone point.



Bedroom 2

9'2" x 9'8" (2.81m x 2.96m)
Extending to 3.85m into wardrobe recess. Fitted deep recess wardrobes to one side, timber dado panelling, dado rail, radiator, uPVC double glazed window overlooking front with open aspect.

Bedroom 3

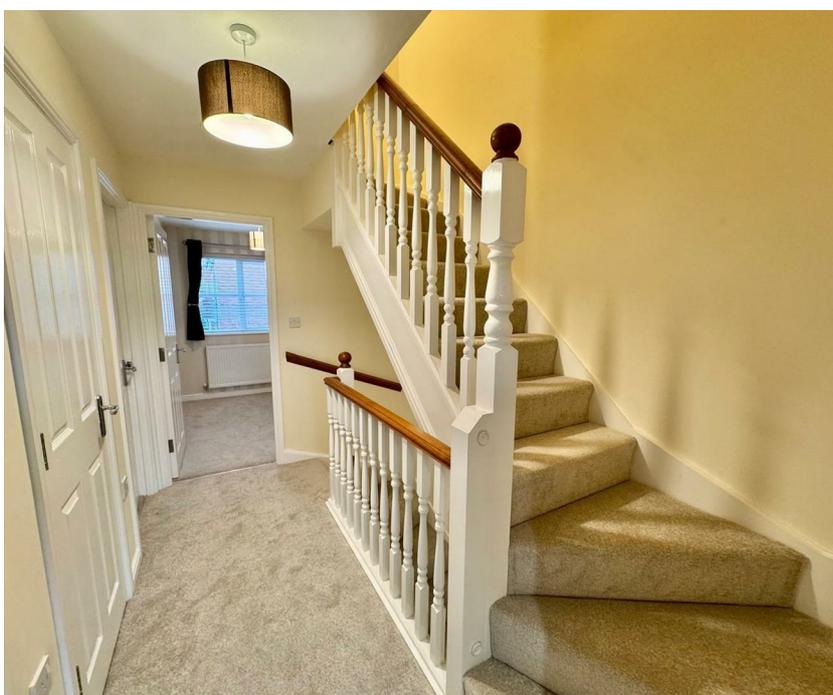
8'8" x 6'6" (2.66m x 2.0m)
Radiator, uPVC double glazed window overlooking rear of property.

Bathroom

6'6" x 5'7" (2.0m x 1.71m)
Panelled bath, pedestal wash hand basin, low level w.c. shower above bath with shower screen and tiled surround, wall and floor tiling, radiator, medicine cabinet, extractor fan, inset spot lighting.

Further staircase

Leading up to second floor with small landing.



Bedroom 1 (main)

12'10" x 12'2" (3.93m x 3.71m)

Extending to 5.0m into recess in window overlooking front with partial mountain views, radiator, uPVC double glazed window, telephone point, access to roof space, TV point. Walk-in wardrobe (2.1m x 1.54m) fitted hanging space and shelving.

En-Suite Shower Room

8'11" x 6'2" (2.73m x 1.9m)

Corner shower enclosure, electric shower, pedestal wash hand basin, low level w.c. radiator, mosaic floor and wall tiling, Velux double glazed window overlooking rear, built in eaves storage cupboard with shelving.

Outside

The property enjoys an enclosed rear garden which has recently been improved with new turfing and a paved patio area, offering an excellent space for outdoor dining and entertaining. To the front, there are two allocated off-road parking spaces.

Council Tax Band:

Conwy County Borough Council tax band E

Services

Mains water, electricity, gas and drainage are connected to the property.

Viewing

By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500

Proof Of Funds

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

Agents Notes

Annual Communal charge for the outside area is £160 per annum.



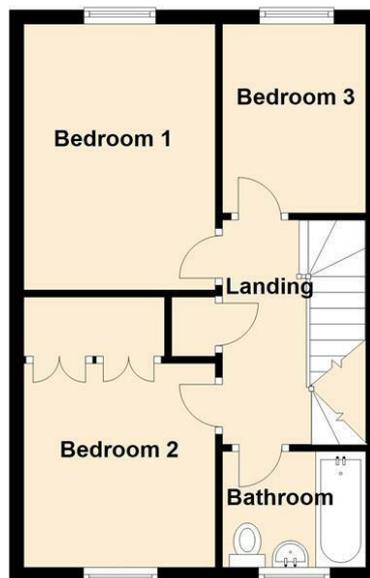


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

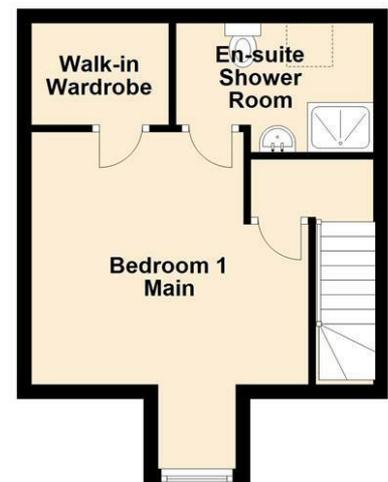
Ground Floor



First Floor



Second Floor



These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

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