

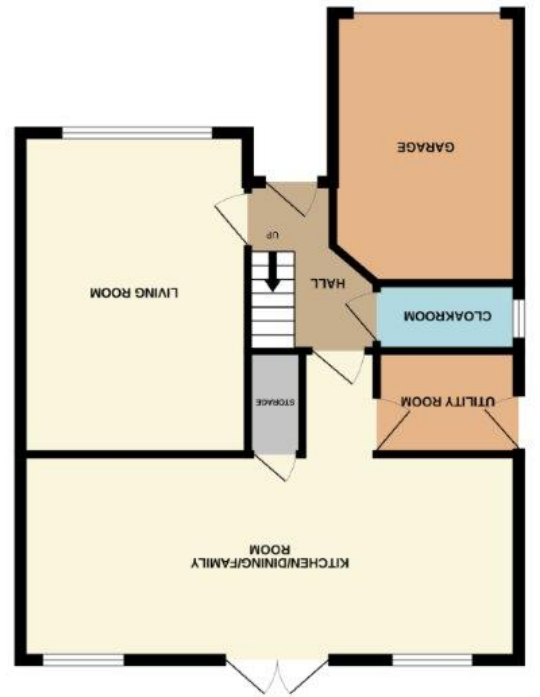
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcherpoole.com

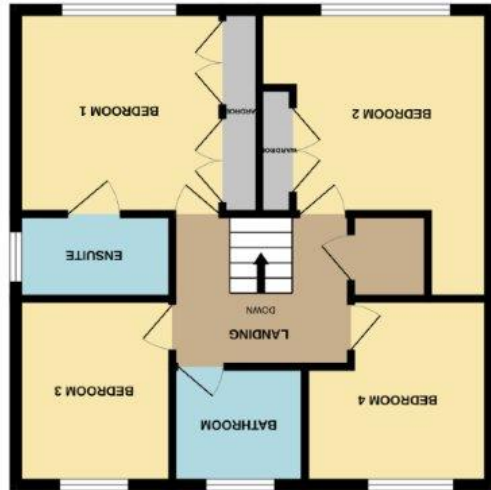
Fletcher & Poole



Whilst every attempt has been made to ensure the accuracy of the diagram 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 guidance purposes only and should be used as such by any prospective purchaser. The works, systems and appliances shown have not been tested and no guarantee as to their quality or accuracy can be given. *View with intention, 2022.*



GROUND FLOOR



1ST FLOOR

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

Current	Potential
75 C	84 B

38 Lon Lafant
Llandudno Junction
Conwy
LL31 9GF



IMMACULATELY PRESENTED FOUR BEDROOM HOME

Description

This immaculately presented and thoughtfully designed four-bedroom detached home offers spacious and versatile accommodation, ideal for modern family living.

At the heart of the property is a superb open-plan fitted kitchen, dining, and family room—perfect for both everyday life and entertaining. This is complemented by a generous living room, providing a welcoming space to relax. The ground floor also benefits from a convenient cloakroom, a practical utility/laundry room, and access to an integral garage.

Upstairs, the property boasts four well-proportioned bedrooms, including a spacious principal bedroom with its own en suite shower room. A contemporary family bathroom serves the remaining bedrooms.

Externally, the home is equally impressive, featuring a driveway with parking for up to three vehicles, along with well-maintained front and rear gardens. The rear garden offers attractive seating areas, ideal for outdoor dining and enjoying the surroundings.

Situated in the sought-after area of Llandudno Junction, the property enjoys excellent access to a wide range of local amenities, including shops, schools, bus stops, and the train station. The popular town centres of Conwy and Llandudno are just a short drive away, offering further leisure, retail, and coastal attractions.

A truly turnkey home in a convenient and desirable location.

- ✓ TURNKEY PROPERTY
- ✓ FOUR BEDROOM DETACHED HOME
- ✓ WELL PLANNED INTERIORS
- ✓ GARDENS FRONT & REAR
- ✓ DRIVEWAY & GARAGE
- ✓ IDEAL FAMILY HOME

Hallway

Living Room

15' 7" x 11' 2" 4.75m x 3.40m



Kitchen/Dining/Family Room

24' x 9' 11" 7.32m x 3.02m



Utility/Laundry Room

6' 10" x 5' 2.08m x 1.52m

Cloakroom

6' 10" x 3' 3" 2.08m x 0.99m

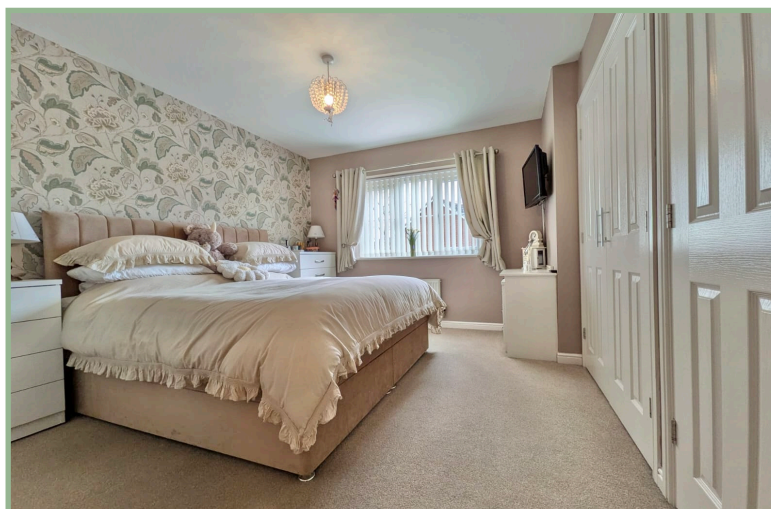
Integral Garage

10' x 9' 3.05m x 2.74m

Landing

Bedroom One

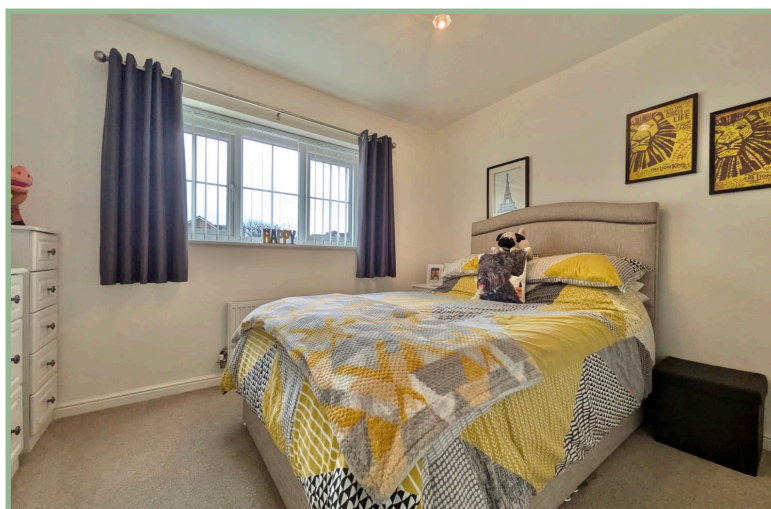
12' x 11' 3.66m x 3.35m



Ensuite

Bedroom Two

11' x 9' 8" 3.35m x 2.94m



Bedroom Three

9' x 7' 6" 2.74m x 2.28m

Bedroom Four

9' 1" x 8' 11" max 2.77m x 2.71m

Bathroom

Location

The property is situated in a most convenient location close to Llandudno Junction and Deganwy, with a variety of local shops and schools, 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 and straight on at the roundabout for Llandudno Junction. Take the first turning left into Victoria Drive, proceed along this road towards the far end. Take the right turning into Llys Onnen, left at the T junction where number 38 can be found on the right.

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

Energy Efficiency Rating: C

Tenure: Freehold with site fees of £91.90 per annum

4 Bedroom Detached Home

38 Lon Lafant
Llandudno Junction
Conwy
LL31 9GF

£374,950

Reference Number: FP8555
7/4/2026

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

