



MARL DRIVE, LLANDUDNO JUNCTION

OFFERS IN EXCESS OF £300,000



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Blue Turtle Property are delighted to offer for sale with no onward chain, this deceptively spacious three double bedroom family home. Having previously offered four bedrooms, the well proportioned accommodation would suit an array of buyers. With two reception rooms, conservatory, utility room and downstairs w.c as well as being set on a generous plot with gardens, ample off road parking, greenhouse and garage, this fantastic property needs to be viewed to be truly appreciated. Within easy reach of a host of amenities including schools, shops and transport links, the location really does offer something for everyone.

In brief, the light and airy accommodation affords: On the ground floor- Entrance hallway, dual aspect lounge to one side, with dining room (with bay window) through to kitchen and conservatory to the other, three double bedrooms and four piece family bathroom to the first floor. Externally the property sits on an enviable plot with low maintenance gardens to front and rear, ample off road parking, detached garage, greenhouse and under house storage. A utility room and w.c is also accessed via the rear. The property further benefits from gas central heating and double glazing throughout.

Early viewing is essential.



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**Location**-The property is situated in a most convenient location close to a variety of local shops, schools, supermarkets, restaurants, doctors and is near a bus route and main railway line, yet with the feeling of privacy and tranquillity. Located near Llandudno, Deganwy, Colwyn Bay and Conwy, and is within easy access of the A55 dual carriageway, offering a range of fantastic transport links with something for everyone. The neighbourhood holds a real sense of community, with several regular events, and a fantastic park and field just around the corner.

**Tenure**- Freehold

**Council Tax Band**- D as on voa.gov.uk





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## Ground Floor

### Entrance Hallway

10' 2" x 5' 11" (3.10m x 1.80m)

uPVC door leading in, windows with coloured detail to front aspect, radiator, stairs to first floor, telephone point.

### Lounge

18' 5" x 10' 0" (5.61m x 3.05m)

Double glazed windows to front and rear aspects, feature fire surround with inset coal effect fire, coving to ceiling, television point, radiator, cupboard housing hot water tank.

### Dining Room

14' 9" x 10' 5" (4.49m x 3.17m)

Double glazed bay window to front aspect, coving to ceiling, radiator.

### Kitchen

13' 11" x 8' 11" (4.24m x 2.72m)

Fitted with a range of wall and base units with complimentary work surfaces over, 1 1/2 drainer sink with mixer tap, integral oven with four ring hob, plumbing for dishwasher, space for fridge/ freezer, tiled walls, radiator, double glazed window to rear aspect, uPVC door to side accessing rear garden.

### Conservatory

10' 4" x 7' 10" (3.15m x 2.39m)

Double glazed windows to side, front and rear aspects, radiator.



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## **First Floor**

### **Landing**

18' 4" x 10' 0" (5.58m x 3.05m)

Ideal area for use as office/study space, double glazed to front aspect, radiator, loft access.

### **Bedroom One**

18' 4" x 10' 0" (5.58m x 3.05m)

Double glazed windows to front and rear aspects, radiator.

### **Bedroom Two**

9' 11" x 9' 11" (3.02m x 3.02m)

Double glazed window to front aspect, radiator.

### **Bedroom Three**

9' 11" x 7' 11" (3.02m x 2.41m)#

Double glazed window to rear aspect, radiator.

### **Family Bathroom**

8' 10" x 6' 0" (2.69m x 1.83m)

Panel bath, corner shower enclosure, pedestal wash hand basin, low level flush wc, tiled flooring, tiled walls, heated towel rail, double glazed obscure glass window to rear aspect.



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## Utility & W.C

7' 11" x 6' 3" (2.41m x 1.90m)

Plumbing for washing machine, space for tumble dryer, low level flush w.c.

## Garage

23' 6" x 10' 4" (7.16m x 3.15m)

Detached garage with up and over door, window to side, two personal doors, lights and power.

## Greenhouse

Accessed via rear, attached to garage.

## Under House Storage Area

Lights, power, housing wall mounted gas central heating boiler.

## Externally

### Front

Ample off road parking with shrub borders and walled boundaries.

### Side

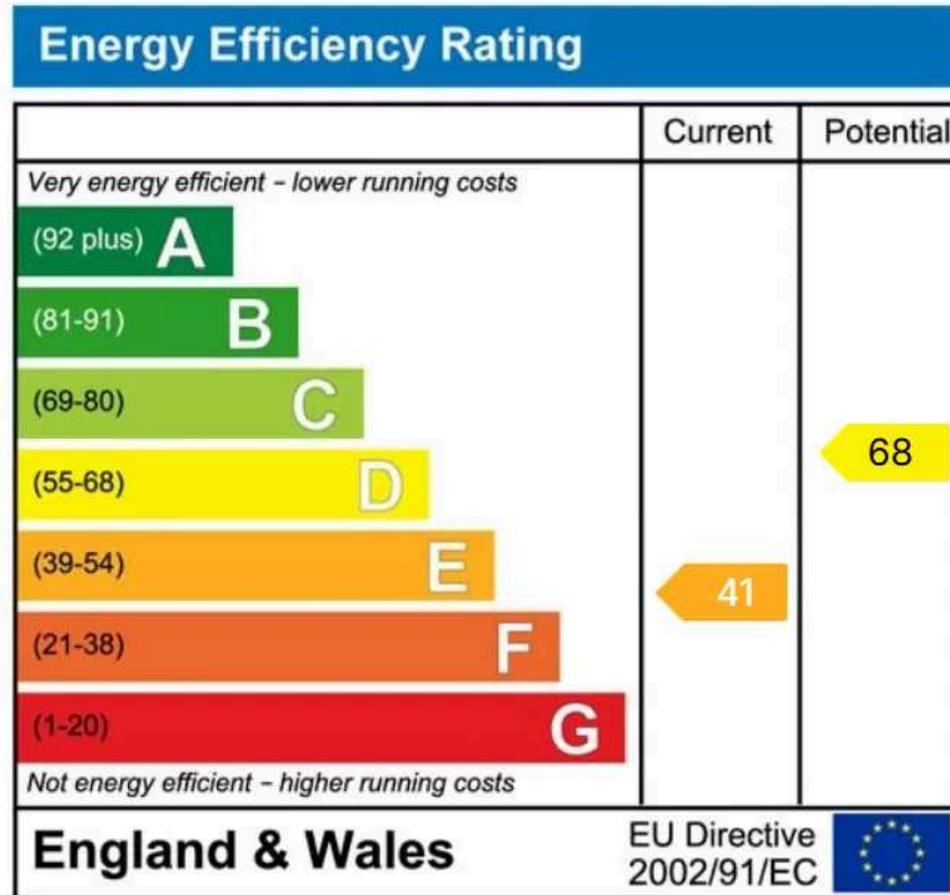
Side access.

### Rear

Low maintenance rear garden with flowerbeds and paved areas ideal for seating, rear gated access, walled and fenced boundaries.

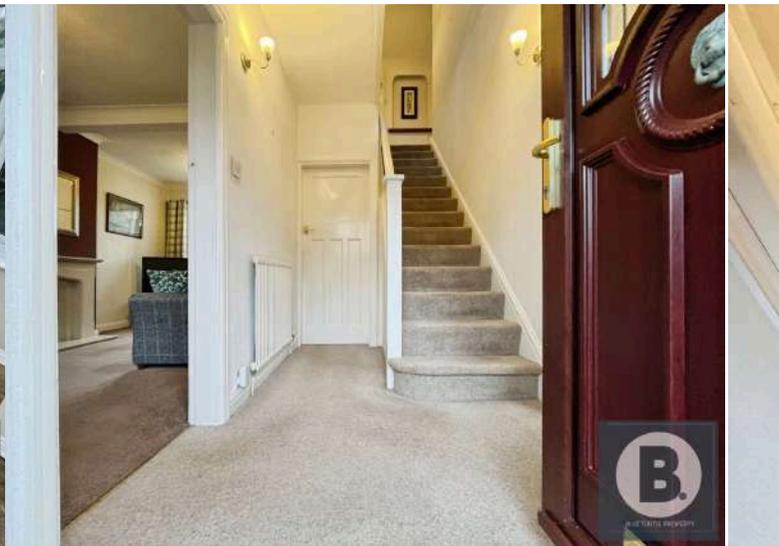


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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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## Services/ Disclaimer-

Mains water, gas, electric and drainage are believed to be available or connected at the property.

Blue Turtle Property Limited have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The details provided are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract. Any interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Contact our friendly team if you have any questions about this listing, or to book a viewing.