



LON LAFANT, LLANDUDNO JUNCTION

OFFERS IN EXCESS OF £360,000



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BLUE TURTLE PROPERTY

Blue Turtle Property are delighted to offer for sale this immaculately presented four bedroom detached family home, located in the most convenient location yet tucked away in a quiet cul- de- sac. Offering well proportioned accommodation that has updated to a fantastic standard with a noticeable attention to detail throughout, this stunning property is a real must see. With a host of amenities and attractions just a stones throw away, this fantastic property would suit an array of buyers and is ready to walk in to and enjoy. In brief, the light and airy accommodation affords: Lounge, w.c, utility room and kitchen/ dining room to the ground floor with four double bedrooms (one with en-suite shower room,) and three piece family bathroom to the first floor. Externally the property benefits from off road parking to the front, and beautifully maintained gardens to front and 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. 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 near Lon Lafant holds a real sense of community, with several regular events nearby and a fantastic park and field just around the corner.

Tenure- Leasehold (freehold is available to purchase, documents available to confirm, please enquire with Blue Turtle Property for further information.)

Council Tax Band- E as on voa.gov.uk





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Ground Floor

Entrance hallway

Coving to ceiling, radiator, stairs to first floor.

Lounge

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

Double glazed window to front aspect, feature fire surround with inset log effect fire, television point, radiator.

Downstairs WC

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

Low level flush w.c, pedestal wash hand basin with tiled splashback, radiator, double glazed obscure glass window to side aspect.

Utility Room

6' 10" x 5' 0" (2.08m x 1.52m)

Single drainer sink with mixer tap, plumbing for washing machine, space for tumble dryer, tiled flooring, door to side accessing rear garden.

Kitchen/ Dining Room

24' 0" x 9' 11" (7.31m x 3.02m)

Kitchen Area

Fitted with a range of wall and base units with complimentary work surfaces over, 1 1/2 drainer sink with mixer tap, integral oven and grill, integral Smeg five ring hob with extractor over, integral fridge/ freezer, integral dishwasher, tiled flooring, spotlights to ceiling, double glazed window looking out on to rear garden, double doors accessing rear garden.

Dining Area

Radiator, tiled flooring, spotlights to ceiling, double glazed window looking out on to rear garden, double doors accessing the rear garden.



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First Floor- Landing

Radiator, loft access, built in storage cupboard.

Bedroom One

12' 0" x 11' 0" (3.65m x 3.35m)

Double glazed window to front aspect, radiator, built in wardrobe storage, door through to en-suite shower room.

En-Suite Shower Room

Shower enclosure, pedestal wash hand basin, low level flush w.c, heated towel rail, part tiled walls, spotlights to ceiling, double glazed obscure glass window to side aspect.

Bedroom Two

11' 0" x 9' 8" (3.35m x 2.94m)

Double glazed window to front aspect, radiator, built in wardrobe storage.

Bedroom Three

9' 0" x 7' 6" (2.74m x 2.28m)

Double glazed window overlooking rear garden, radiator, fitted wardrobe storage.

Bedroom Four

9' 1" x 8' 11" (2.77m x 2.72m)

Double glazed window overlooking rear garden, radiator.

Family Bathroom

Panel bath with shower over, low level flush w.c, pedestal wash hand basin tiled walls, tiled flooring, spotlights to ceiling, double glazed obscure glass window to rear aspect.



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Integral Garage

10' 0" x 9' 0" (3.05m x 2.74m)

Up and over door, lights and power.

Outside

Front

Driveway to front offering parking for up to three vehicles, beautifully kept area laid to lawn.

Side

Secure gated side access.

Rear

Patio area immediately to rear ideal for seating, area laid to lawn with planted borders and fenced boundaries.





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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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.ie