



Nant Y Coed, Llandudno Junction

Offers Over **£280,000**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Agent Code: KY009

Sitting proudly on Nant Y Coed in the heart of Llandudno Junction, this charming three-bedroom detached home comes to the market for the first time in over 50 years, its a home that radiates warmth, history and a true sense of family life.

Over the years the property has been thoughtfully extended to accommodate a growing family, creating generous living space with plenty of flexibility for modern living. While the home would benefit from some modernisation, it offers a wonderful opportunity for the next owner to put their own stamp on it and create something truly special.

Set amongst predominantly semi-detached homes, this detached property enjoys a particularly proud position on the street, giving it a strong sense of presence and individuality. Outside, the home benefits from both front and rear gardens, providing space to relax, garden, or entertain, along with the added convenience of a garage.

Nant y Coed is well placed within Llandudno Junction, making it an excellent choice for families and commuters alike. The property is within easy reach of the local primary school Awel y Mynydd and just a short distance from Llandudno Junction train station, offering direct rail links along the North Wales coast and beyond. The area also benefits from excellent road connections, with quick access to the A55 for those travelling further afield.

Llandudno Junction itself offers a wide range of everyday amenities including supermarkets, local shops, cafés and leisure facilities, while the nearby Victorian seaside town of Llandudno provides beautiful beaches, the historic pier, independent boutiques and a variety of restaurants and attractions.

This is a rare opportunity to purchase a much-loved family home with decades of memories already made, ready for a new chapter to begin. With its generous space and potential, this is a property that could once again become the heart of family life for years to come.

Tenure: Freehold


Property Type: Detached House

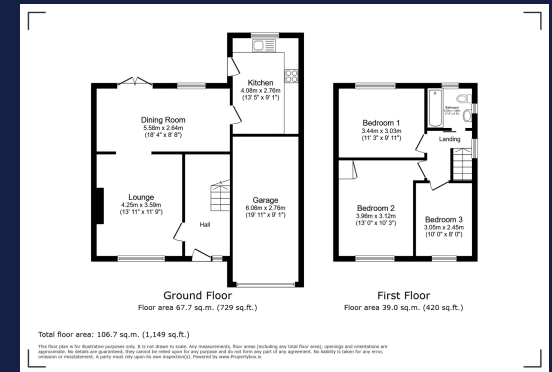
- No onward chain
- Detached
- 3 Bed extended home
- Garage and off road parking
- Front and rear gardens
- Waliking distance to Awel y Mynydd primary school
- Excellent road and rail connection
- EPC D







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 



Signature Property Partners - Kelly Young

82 Water Lane Wilmslow SK9 5BB

07704 486 061

kelly.young@signaturepp.co.uk

<https://signaturepropertypartners.co.uk/>