



LLYS ONNEN, LLANDUDNO JUNCTION

OFFERS IN EXCESS OF £180,000

BLUE TURTLE PROPERTY



LLYS ONNEN, LLANDUDNO JUNCTION

Blue Turtle Property are delighted to offer for sale with no onward chain, this immaculately presented two bedroom property located in the most convenient location yet tucked away in a quiet cul-de-sac, offering a beautiful outlook. With a host of amenities and attractions just a stones throw away, this fantastic property would suit an array of buyers and really does need to be viewed to be appreciated. Ready to walk in and enjoy, this deceptively spacious property offers well proportioned accommodation.

In brief, the light and airy accommodation affords: Lounge, built in storage, w.c and kitchen/ dining room to the ground floor with two bedrooms and three piece bathroom to the first floor. Externally the property benefits from off road parking to the front, and low maintenance garden to the rear. The property further benefits from gas central heating and double glazing throughout.

Early viewing is essential.





LLYS ONNEN, LLANDUDNO JUNCTION



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 Llys Onnen holds a real sense of community, with several regular events nearby and a fantastic park and field just around the corner.

Tenure- Freehold

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





Ground Floor

Lounge

11'10" x 11'7"

Double glazed window to front aspect, feature fire surround with inset pebble effect fire, television point, telephone point, under stairs storage cupboard, stairs to first floor.

Downstairs WC

5'3" x 3'1"

Low level flush w.c, pedestal wash hand basin, radiator.

Kitchen/ Dining Room

11'10" x 7'4"

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 and extractor over, space for fridge/ freezer, plumbing for washing machine, cupboard housing wall mounted gas central heating boiler, radiator, double glazed window looking out on to rear garden, double doors accessing rear garden.

**First Floor
Landing**

Radiator, loft access with pull down loft ladder.

Bedroom One

12'1" x 11'10"

Two double glazed windows to front aspect, radiator, built in storage cupboard.

Bedroom Two

10'1" x 5'10"4

Double glazed window overlooking rear garden and on to views beyond, radiator.

Family Bathroom

Panel bath with shower over, low level flush w.c, pedestal wash hand basin with tiled splashback, shaver point, double glazed obscure glass window to rear aspect.

Outside

Front

Driveway to front providing off road parking for one vehicle.

Rear

Seating area immediately to rear, area laid to lawn with rear gated access and fenced boundaries.

 **LLYS ONNEN, LLANDUDNO JUNCTION**

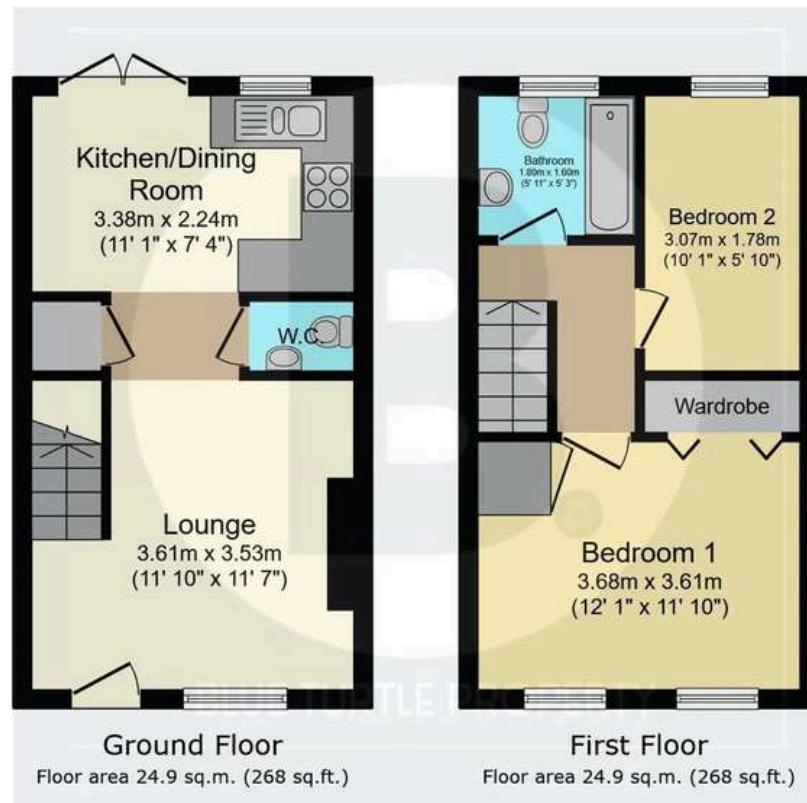


LLYS ONNEN, LLANDUDNO JUNCTION

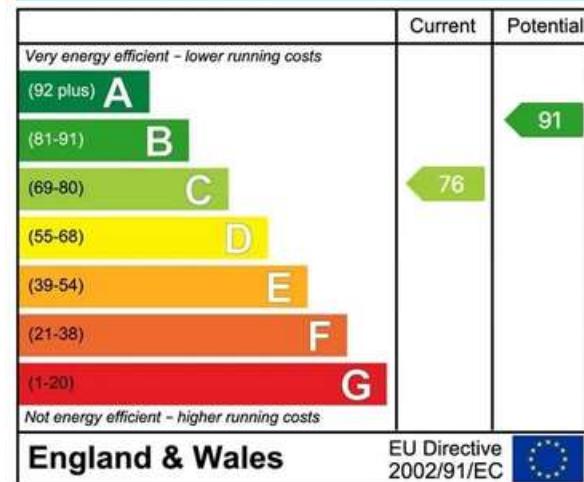




LLYS ONNEN, LLANDUDNO JUNCTION



Energy Efficiency Rating



Total floor area: 49.8 sq.m. (536 sq.ft.)

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



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.