



34 Cysgod Y Castell

Llandudno Junction LL31 9LJ

£239,950

This well-presented and established modern three bedroom semi detached home offering spacious ideal first time buyer accommodation. Situated in one of the most popular and convenient locations in Llandudno Junction, Council Tax Band C Tenure Leasehold

This well-presented modern three-bedroom semi detached home built by Beech Developments offers spacious accommodation. Situated in one of the most popular and convenient locations in Llandudno Junction, the property is perfectly positioned for commuters and local workers, with easy access to Conwy, Llandudno, and the A55 expressway. The ground floor features a welcoming spacious living room, modern fitted dining kitchen with patio doors leading to a rear garden and cloakroom. To the first floor there are 3 bedrooms and family bathroom. The property is set in front and rear gardens with driveway parking to the front.



Tel: 01492 555500
<https://www.iwanmwilliams.co.uk>



Location

Location

Located on the outskirts of Llandudno Junction which has a variety of local shops and amenities. Llandudno Junction is located on a main railway line and bus route and is very close to the A55 Expressway for easy access to Chester and the motorways. The castle town of Conwy is just a short distance away with the bigger towns of Llandudno and Colwyn Bay close by.

The Accommodation Affords:
(Approximate measurements only)

Front Entrance

Composite double glazed door leading into entrance vestibule, radiator, alarm panel.
Turned staircase leading up to first floor.

Lounge

14'2" x 13'0" (4.34m x 3.98m)
uPVC double glazed bay window, radiator, coved ceiling, understairs storage cupboard, glazed door leading into inner hall.

Cloak Room

3'9" x 3'0" (1.16m x 0.93m)
Low flush w.c. wash handbasin with decorative tiled splashback, tiled flooring, radiator,



Dining Kitchen

11'6" x 14'1" (3.51m x 4.30m)

Fitted range of base and wall units, four ring gas hob, cooker hood over, Candy electric oven, stainless steel sink unit, cupboard housing Gloworm gas central heating boiler, plumbing for dishwasher and washing machine, space for tall fridge/freezer, under cupboard lighting, tiled flooring, inset spotlights, radiator, uPVC double glazed window, patio doors leading onto rear garden. Cupboard housing hot water tank.

First Floor

uPVC double glazed window to half landing with views to Conwy Mountains, radiator, access to roof space.

Bedroom 1

14'2" x 9'9" (4.32m x 2.98m)

uPVC double glazed box window, radiator.

Bedroom 2

7'4" x 9'10" (2.25m x 3.02m)

uPVC double glazed window with view to Conwy Mountain, radiator, built-in wardrobe.

Bedroom 3

11'6" x 6'4" (3.51m x 1.95m)

uPVC double glazed window to rear elevation with views to Conwy Mountain, radiator.

Bathroom

7'11" x 5'6" (2.43m x 1.68m)

Three piece suite comprising; panelled bath with shower fitment over, wash handbasin, close coupled w.c. heated towel rail, fully tiled walls, extractor fan.

Outside

Rear gravelled area with screen fencing, border with mature trees, flagged patio area.

Services

All main services connected.

Viewing

By appointment through the agents Iwan M Williams, 5 Denbigh Bangor Road, Conwy. Tel: 01492 555500

Proof Of Funds

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

Council Tax

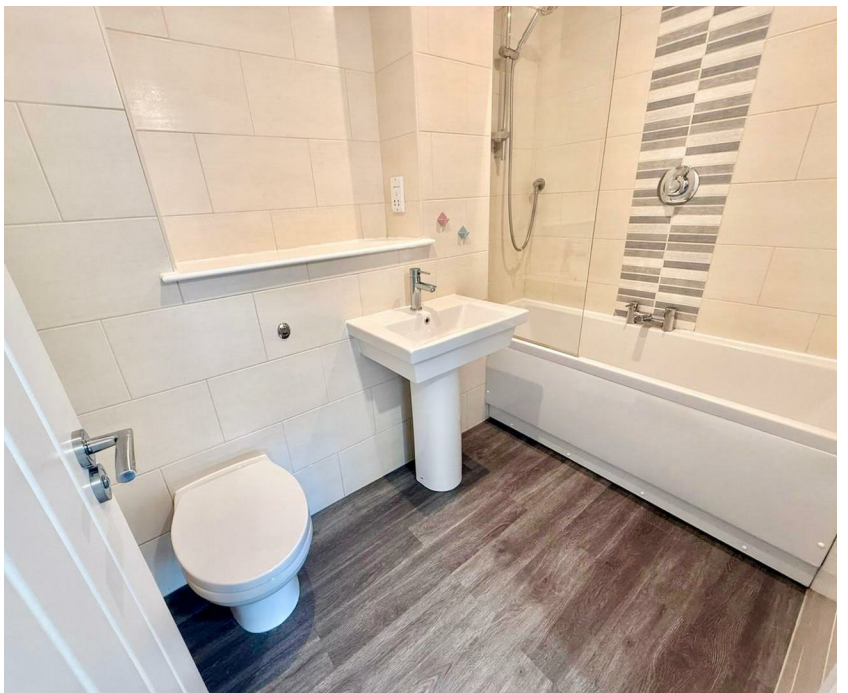
Council Tax Band C


Directions

Proceed from the A470 road leading from Llandudno Junction to Llandudno, at the second round about to Marl Road, turn left towards Llandudno Junction and first left by the Meadows, continue straight, take the first turning right towards Gwel y Castell and first turning right into Cysgod y Castell. Take your first left and the property will be viewed on your right hand side.

Agents Note

The property is held on a 999 Year lease. Ground Rent £75.00 pa Maintenance charge to be confirmed.



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

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

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