



48 Narrow Lane

Llandudno Junction LL31 9BB

£240,000

A superb 3 bed family home with driveway parking, garage, lawned and patio garden. Situated in a convenient location within easy reach of local shops, amenities and transport links.

Tenure: Freehold - Council Tax: C - EPC- TBA

A largely extended 3 bed semi detached property occupying a generous plot and offering excellent potential for improvement and modernisation. Gas central heating and UPVC double glazing.

The property provides well-proportioned accommodation throughout and benefits from a garage, a large plot, and a highly convenient location close to local amenities and transport links.

Excellent opportunity for buyers looking for a property they can modernise and put their own stamp on. With its spacious accommodation and outside space it offers considerable potential.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>



Location

Located within level walking distance to the centre of Llandudno Junction which has a variety of local shops and amenities. It is located in the vicinity of the railway station 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.

The Accommodation Affords:
(Approximate measurements only)

Entrance Porch

6'0" x 4'7" (1.85m x 1.41m)

uPVC double glazed door leading into Entrance Vestibule, uPVC double glazed window, radiator, built-in cloaks cupboard, glazed door leading into Entrance Hall.

Entrance Hall

Staircase leading up to first floor level, radiator.

Lounge

11'5" x 14'7" (3.49m x 4.47m)

uPVC double glazed window to front elevation, radiator, feature brick fire surround with inset flame effect gas fire, glazed doors leading into Dining Kitchen.

Dining Kitchen

17'7" x 7'7" (5.37m x 2.32m)

Range of base and wall units, stainless steel sink unit, space for cooker, part tiled walls, plumbing for washing machine, tiled flooring, understairs storage cupboard with consumer unit. uPVC double glazed door leading to side garden.



Family Room

9'8" x 15'2" maximum (2.96m x 4.63m maximum)

Laminate flooring, uPVC double glazed sliding patio doors to rear garden, two additional double glazed windows, two radiators.

Cloak Room

2'5" x 5'8" (0.75m x 1.73m)

Low flush w.c. wash handbasin, fully tiled walls, laminated flooring, uPVC double glazed window to side elevation.

First Floor

Landing, uPVC double glazed window to side elevation, airing cupboard with cylinder tank, access to loft.

Bedroom 1

9'8" x 11'8" (2.95m x 3.58m)

Range of fitted wardrobes, radiator, uPVC double glazed window to front elevation.

Bedroom 2

10'10" x 10'5" (3.31m x 3.20m)

uPVC double glazed window to rear elevation, radiator.

Bedroom 3

6'10" x 5'10" (2.10m x 1.79m)

uPVC double glazed window to front elevation, radiator.

Shower Room

5'4" x 6'0" (1.64m x 1.84m)

Fitted with a corner glazed unit with shower fitment over, vanity unit with wash handbasin, low flush w.c. uPVC double glazed window, waterproof clad walls, wall mounted towel rail, inset spotlighting.

Outside

Extensive corner plot with rear lawned area, screen hedging, side gate leading to driveway parking, side garden area, front lawned area with flower borders and screen hedging. Single car garage (4.89m x 2.87m) with up and over door, power and light connected.

Services

Mains water, electricity, gas and drainage connected to the property.

Viewing

By appointment through the agents Iwan M Williams, 5 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 Band:

Conwy County Borough Council tax band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

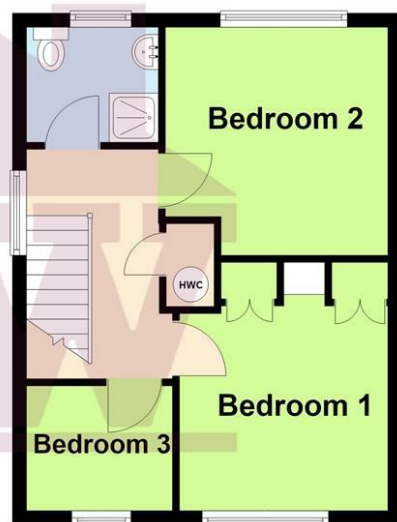
Ground Floor

Approx. 53.2 sq. metres (572.8 sq. feet)



First Floor

Approx. 35.5 sq. metres (381.6 sq. feet)



Total area: approx. 88.7 sq. metres (954.5 sq. feet)

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.

Iwan M Williams Estate Agents

5 Bangor Road
Conwy
LL32 8NG

Tel: 01492 555500
Email: conwy@iwanmwilliams.co.uk
Web: <https://www.iwanmwilliams.co.uk>

