



LLYS ONNEN, LLANDUDNO JUNCTION

OFFERS OVER £190,000



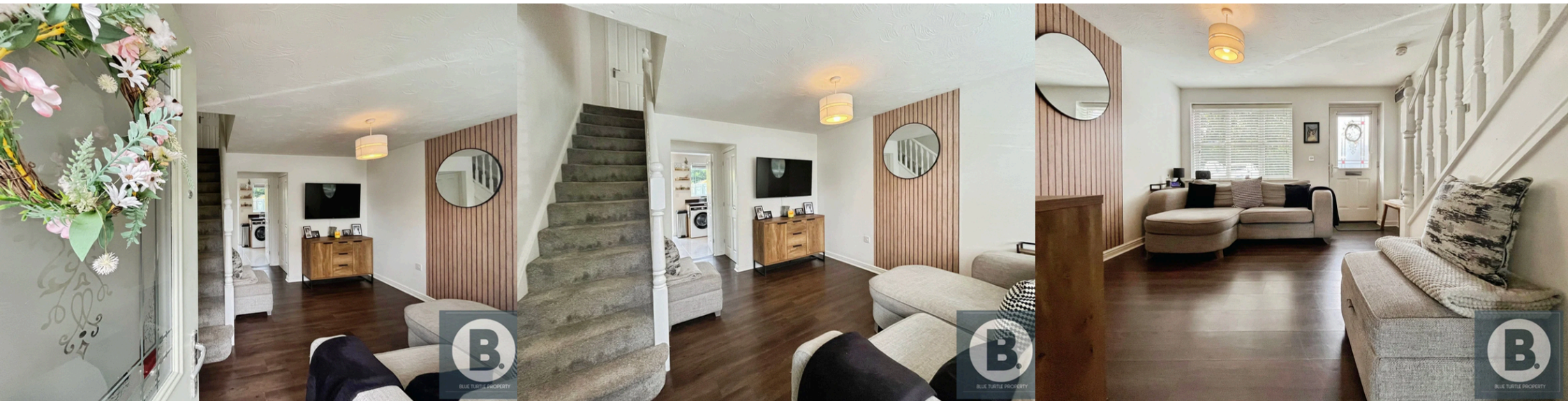
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BLUE TURTLE PROPERTY

Tucked away in this quiet cul-de-sac location with nearby mountain views, this two bedroom home offers immaculately presented, well proportioned accommodation and needs to be viewed to be truly appreciated. 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, 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.





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

Tenure- Leasehold

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





Ground Floor

Lounge

11'10" x 11'7"

Double glazed window to front aspect, television point, telephone point, built in under stairs storage cupboard, stairs to first floor.

Downstairs WC

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.

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"

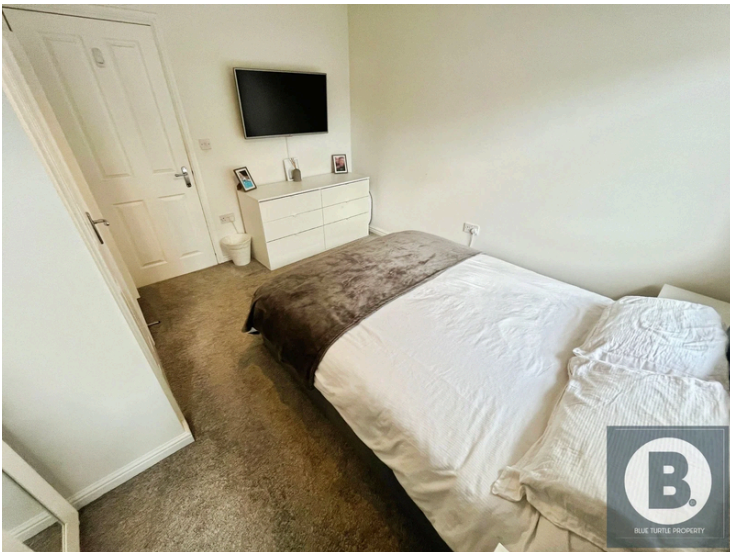
Double glazed window overlooking rear garden and on to views beyond, radiator.

Family Bathroom

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



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OUTSIDE FRONT

DRIVEWAY TO FRONT PROVIDING OFF ROAD PARKING FOR TWO VEHICLES.

REAR

SEATING AREA IMMEDIATELY TO REAR, AREA LAID TO LAWN WITH REAR GATED ACCESS AND FENCED BOUNDARIES.





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B		
(69-80) C	78	
(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	

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



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