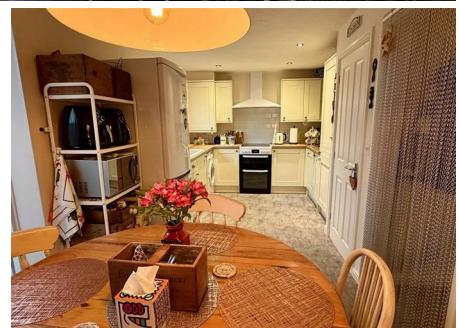


email: llanudno@bdahomesales.co.uk

6 Llys Onnen, Llandudno Junction, LL31 9EZ



£295,000



THIS IS A LOVELY MODERN CIRCA 2009 DETACHED FAMILY SIZED RESIDENCE SITUATED ON THIS VERY POPULAR DEVELOPMENT, close to Llandudno Junction shopping with Tesco, Iceland, Lidl, Cinema and mainline railway station, and easy access to link road leading to the A55 expressway. The accommodation briefly comprises:- small hall; lounge; kitchen dining room with range of modern units; upvc double glazed conservatory; 2 piece cloakroom; first floor landing; principle bedroom with en-suite 3 piece shower room; 2 further good sized bedrooms and a tiled 3 piece shower room. The property features gas fired central heating, upvc double glazed windows. Outside - garden to the front with off road parking for 2 cars leading to a single car garage, beautifully landscaped rear garden with raised flower beds, shrubs, decorative chippings, patio and garden shed.

INTERNAL INSPECTION IS THOROUGHLY RECOMMENDED

The Accommodation Comprises:-

DOUBLE GLAZED DRONT DOOR TO



SMALL HALL

Fuse box, inner door to:-

DUAL ASPECT LOUNGE 13'7" x 10'11" (4.15m x 3.33m)



TV and telephone point, radiator, upvc double glazed window to front and window to side.



INNER HALL AREA

With staircase to first floor.

2 PIECE CLOAKROOM



With close coupled wc, wash hand basin and tiled splash back, display shelf, radiator, wood effect flooring, upvc double glazed window.

**OPEN PLAN KITCHEN/DINING ROOM 19'5" x 9'7" max
(5.94m x 2.93m max)**



Cream fronted base, wall and drawer units with round edge wood effect worktops incorporating single drainer sink unit and mixer tap, space for cooker, tiled splashback, cooker hood over, plumbing for washing machine, space for fridge/freezer and integrated 'Lamona' dishwasher, wall tiling, cupboard housing wall mounted gas fired 'Ideal' central heating and hot water boiler, recessed downlighters to ceiling, pantry/storage cupboard.

Dining area with double radiator, upvc double glazed sliding patio door to:-

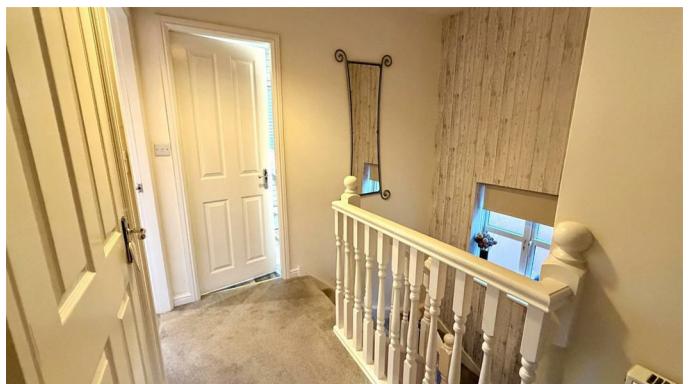


CONSERVATORY 10'7" x 7'10" (3.24m x 2.41m)



Decorative grey floor tiling, upvc double glazing with double opening doors to rear garden and opening light power, wall mounted electric panel heater, 2 wall light points.

FIRST FLOOR LANDING



Access to roof space, upvc double glazed window, airing cupboard with hot water tank, radiator.

BEDROOM 1 11'5" x 11'5" plus en-suite (3.49m x 3.48m plus en-suite)

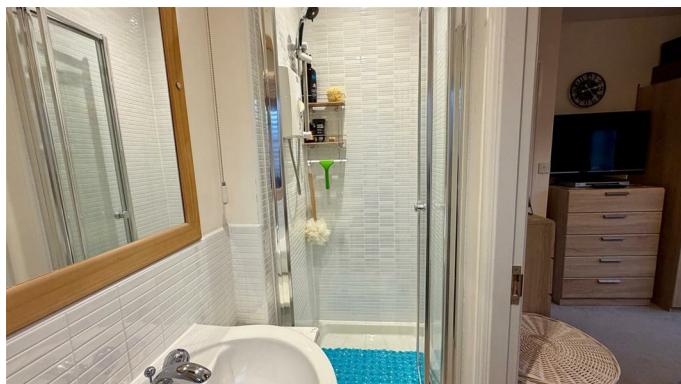


Upvc double glazed window to rear, radiator.

EN-SUITE 3 PIECE SHOWER ROOM



Comprises tiled shower stall with 'Aqualisa' shower with folding door, vanity wash hand basin and mixer tap, close coupled wc, radiator, shaver point, wall tiling, extractor, upvc double glazed window.



BEDROOM 2 10'11" x 8'9" (3.34m x 2.67m)



Upvc double glazed window to front, radiator.

BEDROOM 3 11'1" x 7'9" (3.38m x 2.37m)



Upvc double glazed window to rear, radiator.

TILED 3 PIECE SHOWER ROOM



Modern suite comprising double shower stall with mains shower and twin heads including drench shower, pedestal wash hand basin, close coupled wc, plastic ceiling panels with recessed downlighters and extractor, vertical towel radiator, wood effect flooring, upvc double glazed window.

OUTSIDE

FRONT GARDEN

With double width tarmacadam driveway provides off street parking for 2 cars, mature shrubs and trees.

REAR GARDEN



Good sized walled rear corner garden with mature plants, raised beds, seating areas, decorative chippings, timber garden shed, paved patio/seating area.



INTEGRATED SINGLE CAR GARAGE

With up and over door.

TENURE

The property is held on a **FREEHOLD** tenure.

COUNCIL TAX

Is 'D' as obtained from www.council.gov.uk



Ground Floor

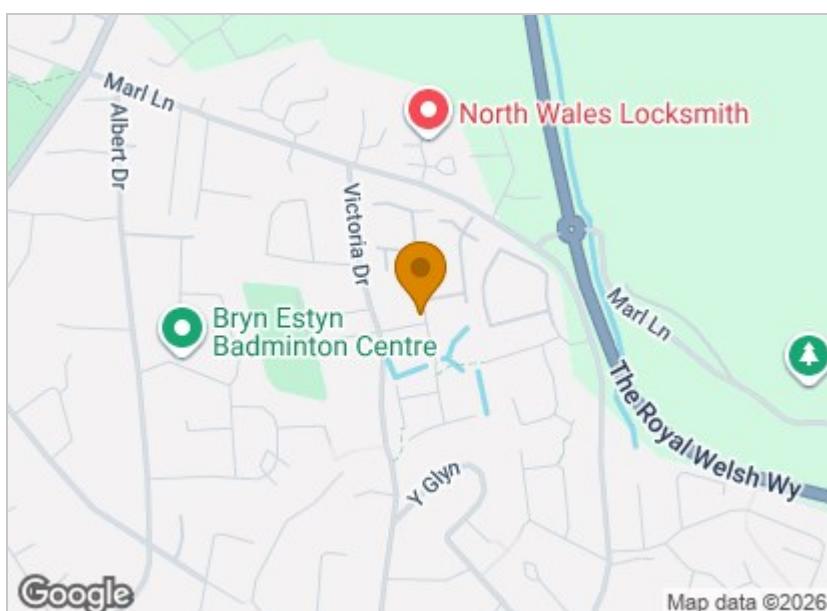


First Floor

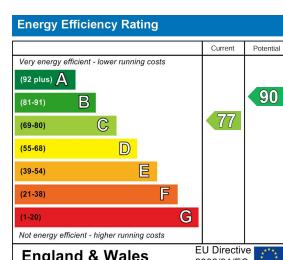
Total floor area 100.7 sq.m. (1,084 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Area Map



Energy Efficiency Graph



Directions

From Llandudno Junction Railway Station proceed towards Conwy, after the mini-roundabout turn right onto Victoria Drive for approximately $\frac{1}{2}$ a mile, turn right onto Llys Onnen, and the property is on the left within 60 yards. Ref A805 13/11/25

We will be pleased to arrange a viewing of this Home

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Llandudno Office Opening Hours - Monday to Friday: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

