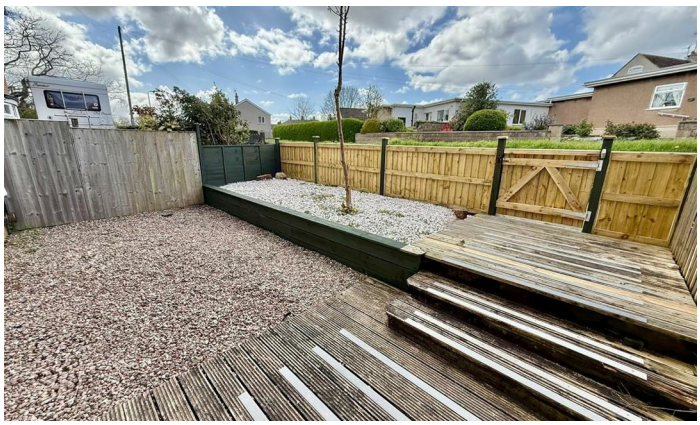
108 Marl Drive

Llandudno Junction LL31 9LF

£179,950

This well-presented modern three bedroom mid terrace home offering spacious ideal first time buyer accommodation. Situated in one of the most popular and convenient locations in Llandudno Junction.

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



This well-presented modern three-bedroom mid terrace home 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 and a newly fitted kitchen. To the first floor there are 3 bedrooms and family bathroom. The property is set in front and rear gardens.

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

IMW
IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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:

6'9" x 5'1" (2.08m x 1.57m)
uPVC double glazed door leading into entrance vestibule, cupboard housing Worcester gas central heating boiler, shelving.

Lounge / Dining Room:

14'8" x 17'9" (4.48m x 5.42m)
uPVC double glazed bay window overlooking front garden, two radiators, coved ceiling, feature fire surround, staircase leading to first floor level, glazed door leading to rear porch area.

Kitchen:

6'11" x 12'1" (2.12m x 3.69m)
Range of base and wall units with worktop over, four ring Lamona gas hob with extractor over, Lamona electric oven. stainless steel sink unit, radiator, laminated flooring, uPVC double glazed window with views to Marl Mountain.

First Floor Level

Landing, access to loft.

Bedroom 1:

9'10" x 11'9" (3.01m x 3.60m)
uPVC double glazed window to front elevation, radiator, built-in wardrobe.

Bedroom 2:

11'11" (into wardrobe) x 11'8" (3.64m (into wardrobe) x 3.58m)
uPVC double glazed window to front elevation, range of fitted wardrobes, radiator.

Bedroom 3:

7'7" x 8'7" (2.32m x 2.64m)
uPVC double glazed window to rear elevation, views to Marl Mountains, radiator, built-in storage cupboard.

Bathroom:

5'7" x 6'2" (1.72m x 1.89m)
Panelled bath, wash handbasin, low flush w.c. waterproof clad walls, radiator, laminate flooring, airing cupboard with radiator, uPVC double glazed window.

Rear Porch Area:

4'0" x 7'0" (1.24m x 2.14m)
uPVC double glazed door and window, laminated flooring, radiator.

Outside

Front gravelled garden, to the rear there is a concrete patio area with additional gravelled area. To rear of property single car garage with light.

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.

Services:

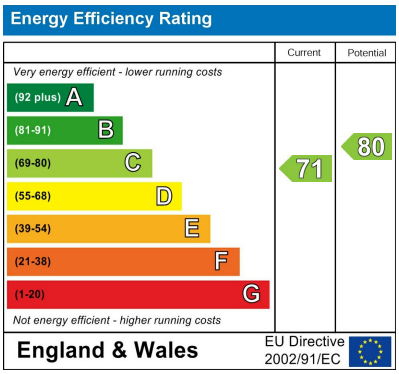
Mains water; electric; gas; and water are connected to the property.

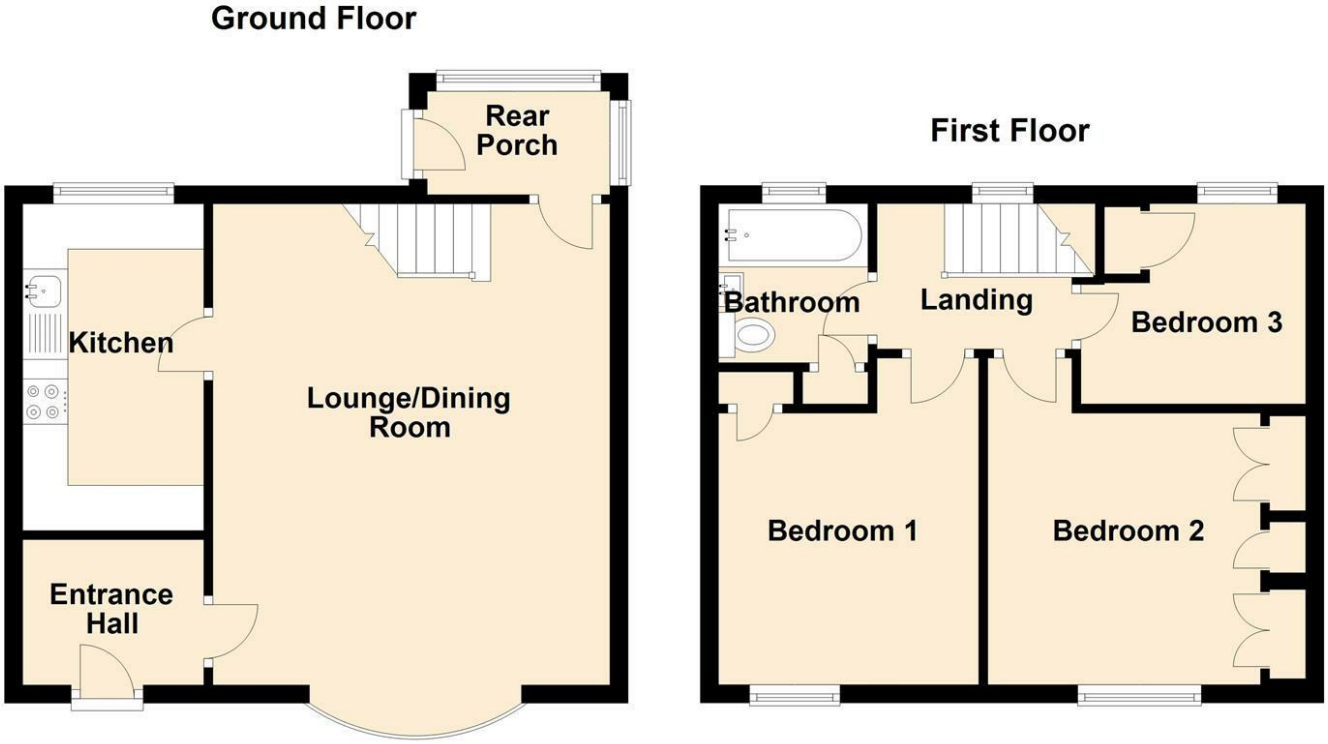
Council Tax Band:

Conwy County Borough Council tax band B

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, Number 108 is situated facing Marl Drive.





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 option must be treated as given on the same basis as these particulars.

Iwan M Williams Estate Agents

5 Bangor Road
Conwy
LL32 8NG

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Email: conwy@iwanmwilliams.co.uk
Web: https://www.iwanmwilliams.co.uk

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