



67 Ronald Avenue

Llandudno Junction LL31 9UQ

£235,000

A 3 bedroom newly renovated semi detached dormer bungalow occupying a level plot with ample driveway parking, garage, lawned and decked garden. Situated in a convenient location within easy reach of local shops, amenities and transport links.

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

A spacious, beautifully presented, dormer style bungalow, set within a generous sized plot. The accommodation comprises of reception hall, lounge, modern fitted kitchen, dining room, newly installed bathroom, ground floor bedroom, to the first floor where there are an additional two bedrooms. The property also benefits from gas central heating, double glazing, low maintenance front and rear gardens with spacious driveway and detached garage.

VIEWING RECOMMENDED - NO ONWARD CHAIN



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 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.

Reception Hall 'L' shaped

13'8" x 10'4" (4.17m x 3.16m)

Composite double glazed door leading into Reception Hall, cupboard housing consumer unit and gas meter, coved ceiling, contemporary style upright radiator.

Lounge

16'0" x 12'6" (4.88m x 3.82)

uPVC double glazed window overlooking front garden, feature fire surround, radiator, coved ceiling.

Kitchen

10'4" x 9'3" (3.17m x 2.82m)

Newly fitted base and wall units with work surface over, wine fridge, integrated fridge, drawer units, 1.5 bowl stainless steel sink unit, plumbing for washing machine, four ring gas hob with extractor over, built-in electric oven, uPVC double glazed window to side elevation, 'Ideal' gas central heating boiler, uPVC double glazed door onto rear decked area and garden.



Downstairs Bedroom 1

11'6" x 10'4" (3.52m x 3.15m)

uPVC double glazed double aspect window, distant view towards open countryside, radiator.

Dining Room

12'7" x 9'10" (3.85m x 3.02m)

uPVC double glazed window to rear elevation overlooking garden, radiator, staircase to first floor.

Bathroom

5'10" x 8'9" (1.78m x 2.68m)

Newly fitted contemporary style bath with shower attachment, low flush w.c. vanity unit with inset sink, corner shower cubicle with rainfall shower fitment over, wall mounted towel rail, extractor fan, part tiled walls, uPVC double glazed window.

First Floor

Bedroom 2

12'2" x 10'7" (3.72m x 3.25m)

uPVC double glazed window to side elevation with views over to Glan Conwy countryside, radiator.

Bedroom 3

12'4" x 10'5" (3.78m x 3.19m)

uPVC double glazed window, mountain views, radiator.

Outside

Rear garden has a raised composite decked area, two lawned areas, flagged patio seating area, single car garage, ample parking. Front garden is laid to gravel.

Services

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:

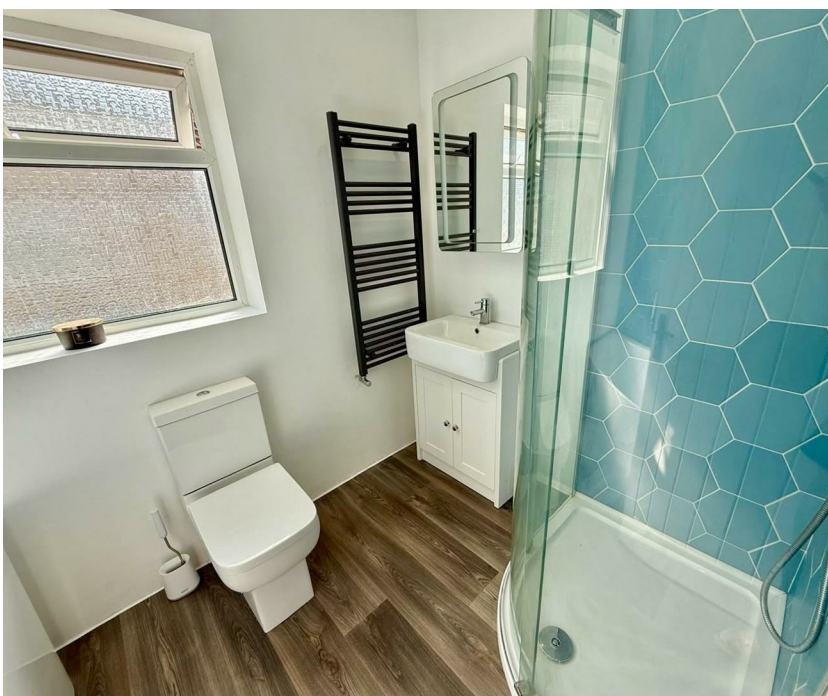
Conwy County Borough Council tax band C

Services:

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

Directions

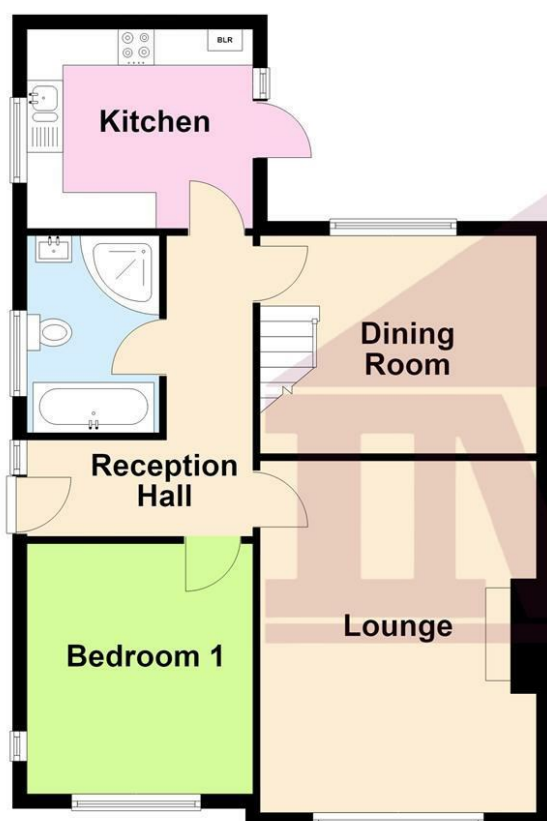
Proceed into Llandudno Junction from Conwy, turn left into Ronald Avenue, continue straight up and No 67 will be viewed on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

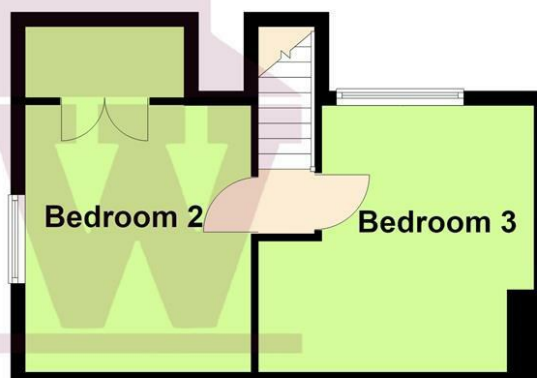
Ground Floor

Approx. 65.0 sq. metres (699.4 sq. feet)



First Floor

Approx. 29.5 sq. metres (317.5 sq. feet)



Total area: approx. 94.5 sq. metres (1016.9 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>

