

7 Y Glyn

Llandudno Junction LL31 9HU

£265,000

A beautifully presented, largely extended 3 bedroom semi-detached bungalow, offering spacious, modern living accommodation throughout, situated on a generous-sized plot.

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





A spacious 3 bedroom bungalow which boasts ample outdoor space, providing opportunities for relaxation, or entertaining. The location is particularly advantageous, with easy access to the A55.

The property benefits from a stylish fitted kitchen with modern units and a dedicated dining area, ideal for everyday family living and entertaining. A separate utility room provides additional practicality and convenience.

Further benefits include UPVC double glazing, gas central heating and a garage, together with a good-sized plot offering excellent outdoor space.

INSPECTION HIGHLY RECOMMENDED

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

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 main entrance opens into a welcoming reception hall, which provides access to the three bedrooms. Continuing through the property, the accommodation opens into a stylish fitted kitchen featuring modern units and a dedicated dining area, creating a practical and sociable space for everyday living and entertaining.
To the rear of the bungalow is a spacious and comfortable lounge, enjoying pleasant views over the garden and providing an ideal setting for relaxation.



Accommodation

Lounge
10'11" x 12'1" (3.33 x 3.70)

Kitchen
16'2" x 7'10" (4.95 x 2.40)

Dining Area
7'10" x 7'10" (2.40 x 2.40)

Utility Room
5'0" x 8'4" (1.53 x 2.55)

Bedroom 1
8'8" x 9'1" (2.65 x 2.77)

Bedroom 2
10'4" x 9'10" (3.15 x 3.00)

Bedroom 3
10'4" x 9'1" (3.15 x 2.77)

Bathroom
7'2" x 8'7" (2.19 x 2.63)

Outside
The property benefits from a front garden and driveway providing off-road parking, leading to a single garage. To the rear is a generously sized, enclosed garden, predominantly laid to lawn, with a decked patio area ideal for outdoor dining and entertaining. The property occupies a substantial plot, offering excellent outdoor space.

Services
Mains Water, electricity, gas and drainage connected to the property.

Council Tax
Council Tax Band C

Viewing:
By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@imwestates.com

Directions
From the Agent's office proceed over the bridge towards Llandudno Junction, at the roundabout take the 2nd exit towards Llandudno Junction, take first left into Victoria Drive and take your 3rd turning right into Y Glyn where the property will be viewed on your left hand side.

Proof of Identity:
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.



















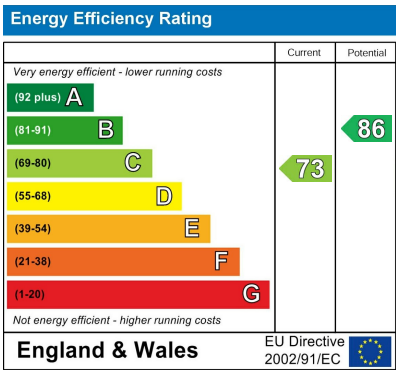



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