



3 St. Davids Avenue
Llandudno Junction LL31 9HN



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£249,950

A spacious, well-presented three bedroom semi detached family home situated in a sought-after residential area of Llandudno Junction, within walking distance of Conwy town, the railway station, and local amenities including a supermarket.

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

This well-presented home offers light, spacious and practical accommodation, benefiting from gas central heating and double glazing. The property occupies a generous plot with driveway providing off-road parking, and a rear garden laid to lawn and patio. Accommodations affords: lounge, dining room, fitted kitchen. bedroom 1, bedroom 2 bedroom 3, family bathroom.

Excellent opportunity for those seeking a home in a convenient and desirable location, ideal for commuting and for access to the coast and surrounding countryside.

Viewing Recommended.



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.

Front Entrance

Composite part glazed front door leading into Reception Hall.

Reception Hall

Wood effect flooring, staircase to first floor, two understairs storage cupboard, door leading to Dining Room.

Dining Room 10'6" x 10'2" (3.22 x 3.10)

Original feature tiled fire surround, radiator, two uPVC double glazed windows to front elevation, picture rail, wood effect flooring, ceiling rose.

Lounge 16'2" x 11'3" (4.94 x 3.45)

Wood effect flooring, feature fire surround with inset electric fire on hearth, two uPVC double glazed windows to front and side elevation, radiator, picture rail, ceiling rose.

Kitchen 10'2" x 9'1" (3.10 x 2.79)

Range of base and wall units with work surface over, breakfast bar, space for cooker range, 8 burner hob with extractor hood over, stainless steel sink unit, integrated dishwasher, tiled flooring, plumbing for washing machine, uPVC double glazed window to rear elevation overlooking rear garden, uPVC double glazed door.

Cloak Room

Low flush w.c. wash handbasin, uPVC double glazed window, tiled flooring, wall mounted Worcester gas central heating boiler.

First Floor Landing

Turned staircase with half landing, uPVC double glazed window overlooking garden, access to loft, radiator.



Boarded Loft
Pull down ladder.

Bedroom 1 15'6" x 11'3" (4.73 x 3.45)

uPVC double glazed window to front elevation, radiator, picture rail.

Bedroom 2 11'8" x 10'4" (3.57 x 3.17)

uPVC double glazed window to front elevation, radiator, picture rail.

Bedroom 3 11'9" x 6'8" (3.59 x 2.05)

uPVC double glazed window to rear elevation, radiator.

Family Bathroom 7'2" x 7'6" (2.20 x 2.30)

Panelled bath with rain shower fitment over, glass screen, wash handbasin, low flush w.c. two uPVC double glazed windows, tiled flooring, contemporary ladder style heated towel rail, inset spotlighting, built-in cupboard, part tiled walls, extractor fan.

Outside

Rear lawned and patio garden, screened hedging, side gate leading to driveway, storage shed.

Front garden with flower borders and screen hedging.

Services

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

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

Directions

From our Conwy office continue over the bridge towards Deganwy at the roundabout continue into Llandudno Junction, turn left opposite the train station into Broad Street and continue straight ahead to St Davids Avenue, the property will be viewed on the left hand side.



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

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.

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