



21 Queens Road

Llandudno Junction LL31 9AA

£149,950

A spacious 2 bedroom end terrace house with rear courtyard and a single car garage in a convenient setting.

Ideal first time buy, situated on the level within walking distance of local shops, bus and train station.

Briefly affording: Reception Hall, Lounge and Sitting Room, Kitchen, 2 double Bedrooms and Bathroom. uPVC double glazing and gas fired central heating, views from rear elevation towards the mountains.

The property is well maintained throughout, but is in need of some modernisation.



Tel: 01492 642551

<https://www.iwanmwilliams.co.uk>



Location

The Accommodation Affords:
(Approximate measurements only)

Entrance Vestibule

Sliding uPVC double glazed door, quarry tiled floor, double glazed door leading through to Reception Hall, radiator, staircase leading up to first floor level.

Lounge

11'5" x 10'6" (3.49m x 3.22m)

uPVC double glazed bay window to front, TV point, built in cupboard to alcove recess, double panel radiator.

Sitting Room

11'3" x 11'5" (3.44m x 3.49m)

Brick fireplace surround and hearth, uPVC double glazed window, TV point.

Kitchen

16'4" x 7'4" (5.0m x 2.26m)

Fitted range of based and wall units with complimentary worktops, 1.5 bowl sink with drainer, plumbing for automatic washing machine, four ring gas hob, split level oven and grill, uPVC double glazed window overlooking rear, integrated fridge/freezer, understairs storage cupboard.



First Floor Landing

Built in cupboards.

Bathroom

7'5" x 7'10" (2.28m x 2.4m)

Panelled bath, shower above, shower screen, pedestal wash hand basin, low level w.c. radiator, fully tiled walls, mirror and shaver point, linen cupboard, Worcester central heating boiler.

Bedroom 1

11'5" x 12'0" (3.5m x 3.66m)

Range of fully fitted wardrobes along both walls, uPVC double glazed window overlooking front, radiator.

Bedroom 2

7'5" x 11'6" (2.27m x 3.52m)

Built in wardrobes to alcoves, double panel radiator, uPVC double glazed window overlooking rear.



Outside

Small forecourt area to front, side hardstanding and parking and access leading through to single car garage with up and over door, rear personal door and window, power and light connected. Rear courtyard enjoying views.

Services

Mains water, electricity, gas and drainage are 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

Proceed into Llandudno Junction, past Enoch's Fish and Chip shop and continue past the car park on the right hand side, take the first right down Queens Road and the property will be viewed right at the very end before the bridge over the railway.



| 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 |  |



Floorplan To Follow

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.

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