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AUCTIONEERS
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ESTATE AGENTS

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Waun Illtyd, Glyn Y Marl Road, Llandudno Junction, LL31 9NS

No Onward Chain £245,000

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THIS DETACHED TWO/THREE BEDROOM BUNGALOW was built c1970 on a very large plot of ground, with views from the rear elevation to Conwy Castle and Mountains, within easy access of Llandudno Junction shops including Asda, Iceland, Tesco, Lidl and the Mainline Railway Station and approximately a mile from the historic town of Conwy.

The accommodation briefly comprises:- porch; hall; lounge; separate dining room/3rd bedroom; lean-to upvc double glazed conservatory; kitchen with range of units; separate rear porch/utility area and boiler cupboard; 2 double sized bedrooms; modern 2-piece shower room and separate 2-piece washroom. The property features gas fired central heating, upvc double glazed windows and solar panels on the roof. There is a 'slingsby' style ladder access to the loft space with potential for development (subject to planning consent being available). Outside - front garden, driveway for off road parking leads to an integral single car garage, large rear garden with lawns, flowerbeds, shrubs, soft fruit area, sheds and greenhouse.

The accommodation comprises:

PORCH
Inner glazed door to:

HALL
Airing cupboard with hot water tank, access to roof space, recessed downlighters to ceiling, telephone point, radiator, cloaks cupboard with upvc double glazed window.

DOUBLE ASPECT LOUNGE 17'11" x 12'11" (5.48m x 3.94m)

Marble fire surrounding and hearth with inset gas fire, three wall light points, tv points, two double radiators, open views to the rear.

DINING ROOM/BEDROOM 3 11'10" x 10'4" (3.61m x 3.17)

Recessed spotlights to ceiling, coving, radiator, upvc double glazed window, sliding door to:

LEAN-TO CONSERVATORY 11'6" x 7'10" (3.52m x 2.41m)

Upvc double glazed skylight, recessed downlighters, upvc double glazed windows with open views, door to rear garden.

VIEW FROM LEAN-TO CONSERVATORY

KITCHEN 12'11" x 8'2" (3.94m x 2.50m)

Fitted range of cream gloss fronted base, wall and drawer units with green worktops and matching central island integrated double 'Select' electric oven and four ring ceramic hob, wall tilling, floor tiles, inset single drainer sink unit and mixer tap, space for fridge and plumbing for dishwasher, recessed spotlights, upvc double glazed window with open views, door to:

UTILITY 9'5" x 8'0" (2.88m x 2.44m)

With plumbing for automatic washing machine, shelving, built in storage cupboards with shelving, tiled floor, upvc double glazed, access doors to front and rear.

BOILER ROOM

With shelving housing gas fired central heating 'Worcester' boiler, serving heating and hot water, access door to garage.

BEDROOM 1 12'5" x 11'9" (3.79m x 3.59m)

With built in wardrobes with mirrored sliding doors, coving, recessed downlighters to ceiling, upvc double glazed window.

BEDROOM 2 12'9" x 8'10" (3.90m x 2.70m)

With built in double wardrobe with sliding doors and hanging rails, coving, radiator, upvc double glazed window.

MODERN TILED 2 PIECE WET ROOM

With two shower heads, vanity wash hand basin, ladder style towel rail, extractor, radiator, upvc double glazed window.

SEPARATE TILED 2 PIECE WASHROOM

With wash hand basin, w.c., radiator, upvc double glazed window.

OUTSIDE

FRONT GARDEN

DRIVEWAY

For off road parking leads to:

INTEGRAL SINGLE CAR GARAGE 16'3" x 8'8" (4.97m x 2.66m)

Plus extra bench area, up and over door, power and light connected, upvc double glazed window to rear.

LARGE REAR GARDEN

Patio area with steps down to lawns, flowerbeds, shrubs, soft fruit area, sheds and greenhouse.

TENURE

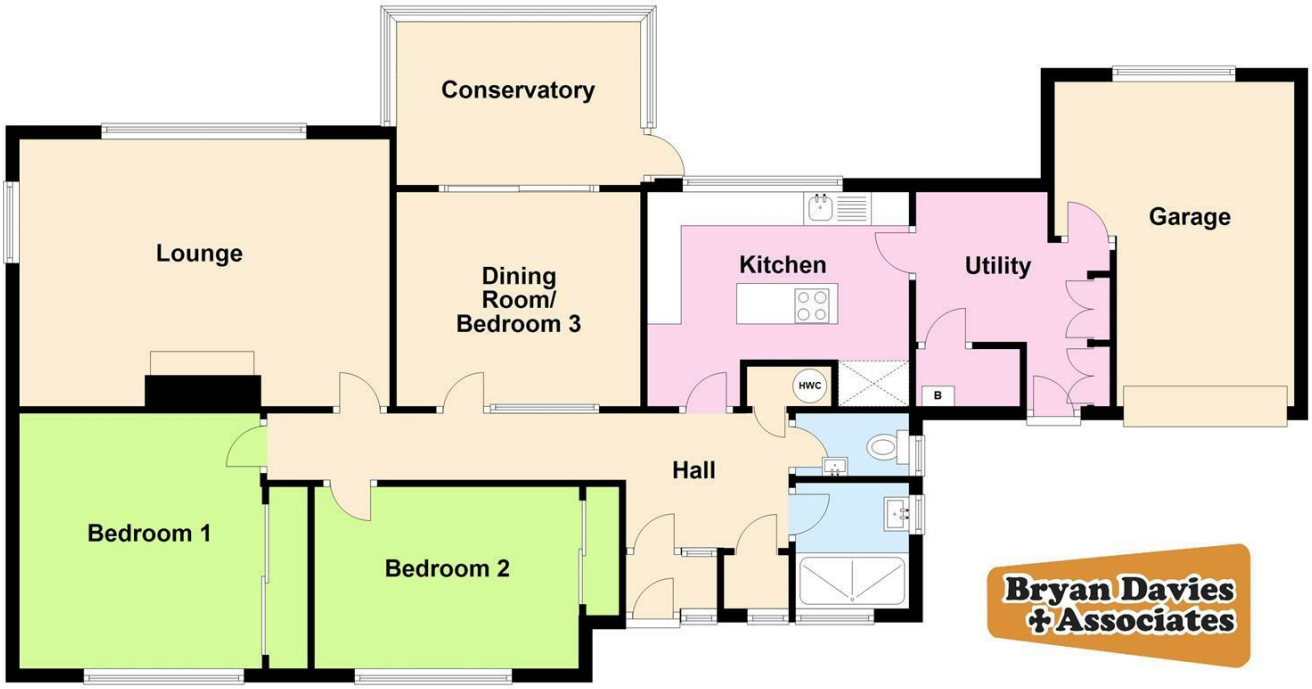
The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

Is "E" obtained from www.conwy.gov.uk

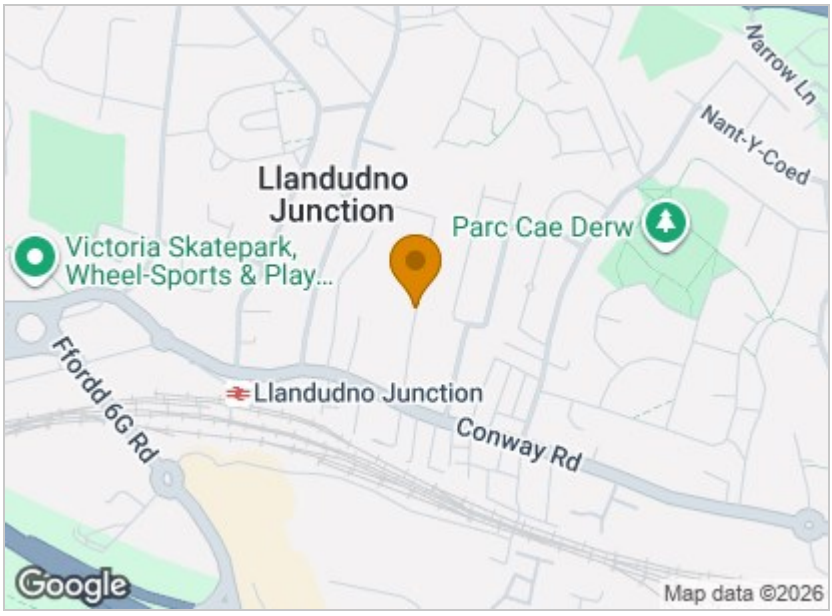
Ground Floor

Approx. 125.9 sq. metres (1355.6 sq. feet)

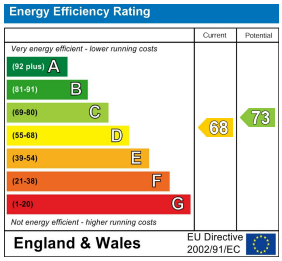


Total area: approx. 125.9 sq. metres (1355.6 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From Llandudno Junction Railway Station proceed towards Llandudno Junction, turn third left into Glyn y Marl Road and the property is on the left hand side within 100 yards. A353 04/12/23 Rev 04/08/26

We will be pleased to arrange a viewing of this Home

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Llandudno Office Opening Hours - Monday to Friday: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

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For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.