

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or the behavior of Services.

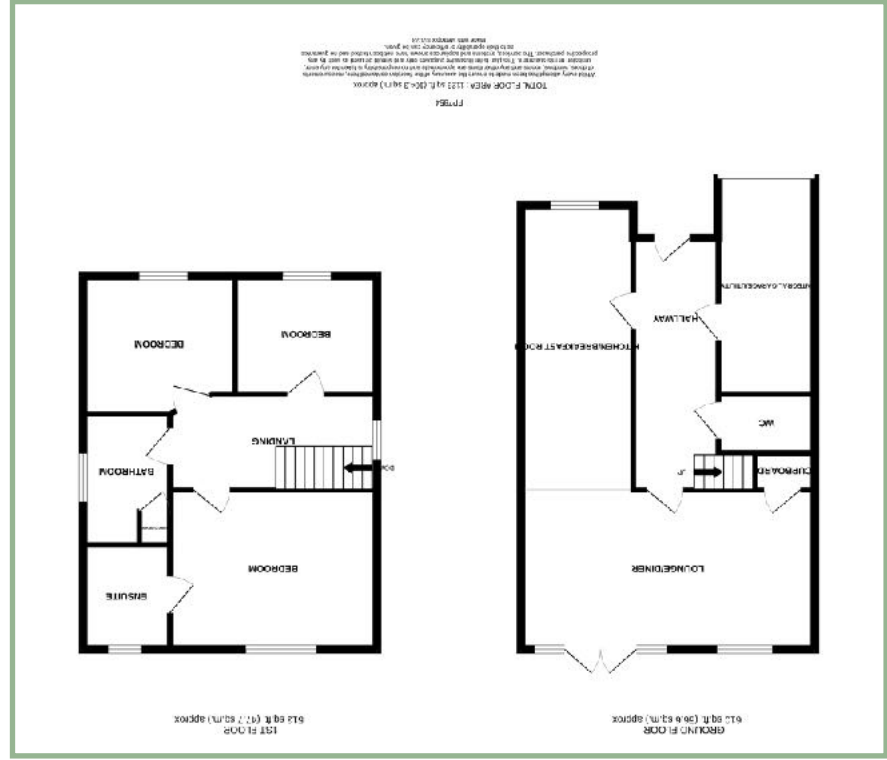
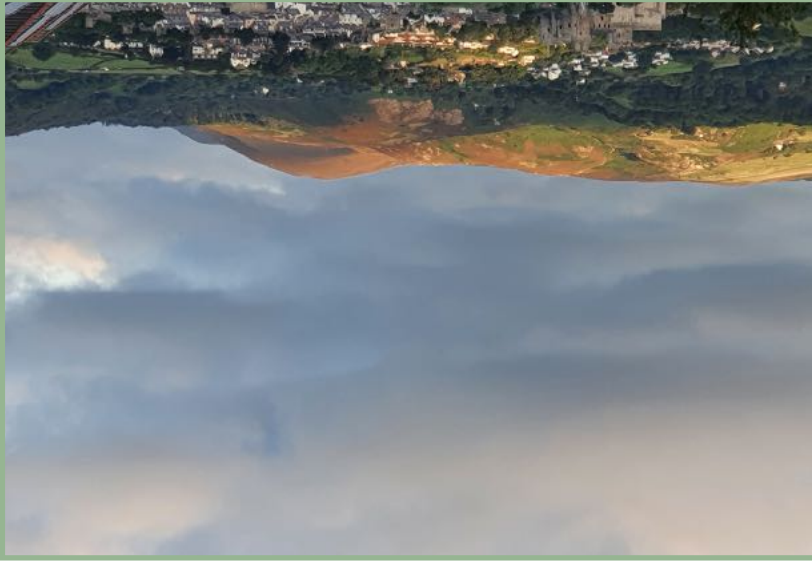
the behavior of Services.

representation or give any warranty in relation to property and we have no authority to do so on the seller's behalf.

fits and equipment referred to in the sales contract. The seller does not make any representation or give any warranty in relation to property and we have no authority to do so on the seller's behalf.

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Fletcher & Poole





# Modern Detached Three Bedroom Home With Far Reaching Views

## Description

An immaculately presented modern three bedroom detached home enjoying a south facing rear garden and superb far reaching views over Conwy castle, Conwy town and the Carneddau mountain range. Built by award winning builder Beech Homes in 2016 with emphasis on sustainability, this lovely home benefits from solar panels with a feed in tariff and a positive input ventilation system. The light and well planned accommodation comprises: Entrance hall, W.C, integral door into the garage which also has a utility area. Lounge/Diner with under stairs storage cupboard, double patio doors onto the garden and access into the kitchen/breakfast room which has an integrated dishwasher, 5 ring gas hob, double electric oven and Quartz worktops. To the first floor: Landing, master bedroom with ensuite shower room, two further bedrooms and a family bathroom. UPVC double glazing and gas fired boiler with separate hot water cylinder. To the outside there is a block paved driveway for two vehicles, garage with power and light, a side gate provides access to the rear garden which has a flagged patio seating area, lawned area with raised planters and pathways laid to slate shingle.

- ✓ MODERN DETACHED THREE BEDROOM FAMILY HOME
- ✓ ENJOYS FAR REACHING VIEWS
- ✓ SOUTH FACING REAR GARDEN
- ✓ EASY ACCESS TO THE LINK ROAD TO LLANDUDNO AND THE PRIMARY SCHOOL
- ✓ BUILT BY BEECH HOMES IN 2016 WITH SUSTAINABILITY IN MIND
- ✓ FREEHOLD

## Hallway

17' 2" x 5' 2" 5.23m x 1.57m

## W.C

6' 6" x 3' 1.98m x 0.91m

## Kitchen

19' 6" x 7' 8" 5.95m x 0.81m



## Lounge/Diner

20' 1" x 10' 9" 6.12m x 3.27m



## Landing

11' 4" x 6' 5" 3.45m x 1.95m

## Bedroom One

14' 2" x 10' 11" 4.31m x 3.32m



## Ensuite

7' 2" x 4' 10" 2.18m x 1.47m

## Bedroom Two

10' 5" x 11' 3" 3.17m x 3.43m



## Bedroom Three

9' 3" x 8' 1" 2.82m x 2.46m

## Bathroom

8' 4" x 7' 1" 2.54m x 2.16m

## Garage

18' 7" x 8' 1" 5.67m x 5.51m

Agent's Notes: Property is freehold with an annual Greenbelt service charge of £436.

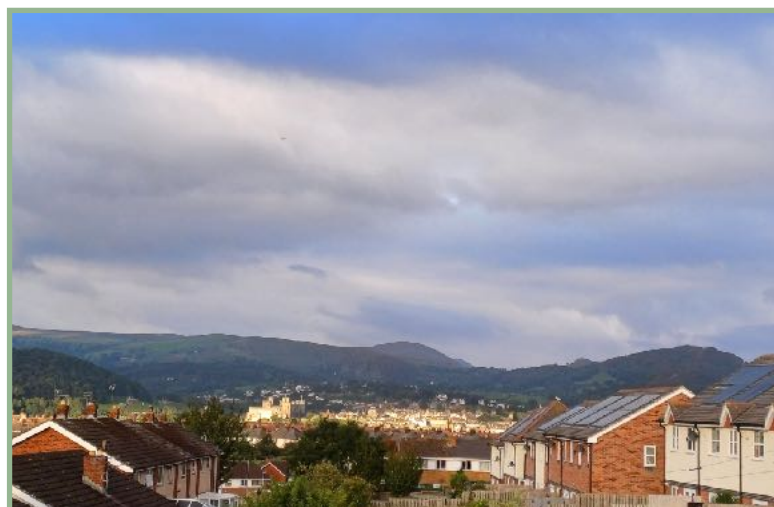
## Location

The property is situated in a most convenient location close to Llandudno Junction and Deganwy, with a variety of local shops and schools, and is on a bus route and main railway line. It is located midway between Llandudno, Colwyn Bay and Conwy, and is within easy access of the A55 dual carriageway.

## Directions

From our Conwy office go over the bridge, turn right at the roundabout, at the next roundabout proceed straight on taking a left onto the A55. Take the first exit off signposted Llandudno, at the roundabout take the second exit and at the 1st roundabout turn left onto Narrow Lane, then left onto Cae'r Llyn, right onto Dalar Aur.

Council Tax Band: E (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Efficiency Rating: B



## 3 Bedroom Detached Home

11 DALAR AUR  
LLANDUDNO JUNCTION  
LL31 9FH

£340,000

Reference Number: FP7854

Fletcher & Poole,  
3 Lancaster Square,  
Conwy, LL32 8HT

Registered Company  
Number 4687367

## Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment contact:

tel: 01492 583100  
fax: 01492 583616  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

