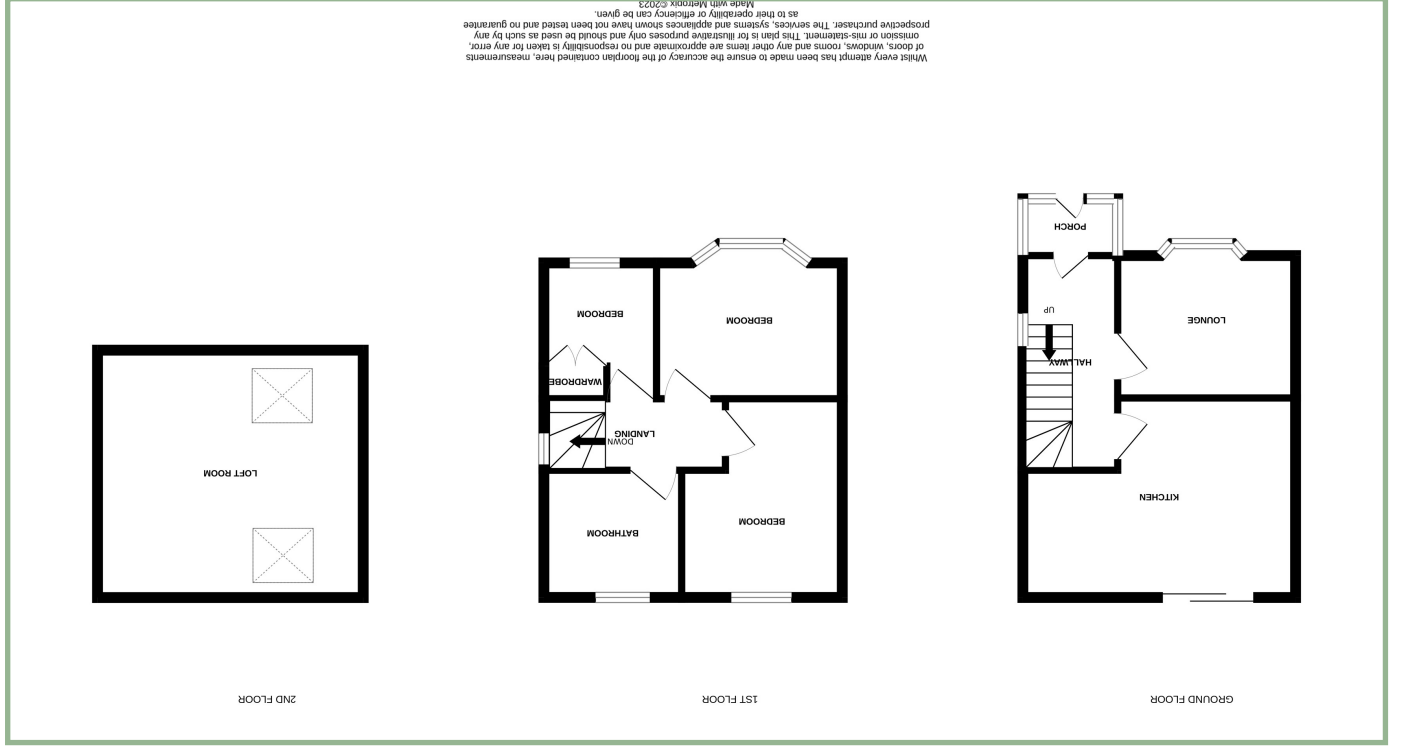


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

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Fletcher & Poole





# Well Presented Three Bedroom Semi-Detached Home With Attic Room

## Description

A light and spacious, well presented, three bedroom semi-detached home which benefits from an attic room with drop-down ladder and a good size south facing rear garden.

Tan Y Bryn is situated in an ideal location for easy access to the local shops, schools and train station.

The accommodation comprises: Entrance porch, hallway, lounge, kitchen/diner with space and plumbing for a washer/dryer and sliding patio doors out onto the garden. To the first floor: Landing, two double bedrooms, one with built in wardrobe, a modern three piece bathroom and an attic room with drop-down ladder and Velux windows offering far reaching views of Conwy castle and the countryside. UPVC double glazing and gas fired boiler.

To the front there is a garden with driveway parking and a single garage. To the rear there is a good size south facing garden laid to lawn, an area laid to stone chippings and fence boundaries.

- ✓ WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOME
- ✓ BENEFITS FROM AN ATTIC ROOM
- ✓ SOUTH FACING REAR GARDEN
- ✓ EASY ACCESS TO LOCAL SHOPS, SCHOOLS & TRAIN STATION

## Porch

5' 9" x 5' 10" 1.75m x 1.78m

## Hallway

11' 11" x 5' 10" 3.63m x 1.78m

## Lounge

10' 10" x 11' 2" max 3.30m x 3.40m



## Kitchen/Diner

17' 3" x 11' 5" 5.26m x 3.48m



## Landing

9' 4" x 4' 7" 2.84m x 1.40m

## Bedroom One

11' 9" max 10' 11" max 3.58m x 3.32m



## Bedroom Two

10' 11" max x 10' 1" 3.32m x 3.07m



## Bedroom Three

10' x 5' 9" 3.05m x 1.75m

## Bathroom

5' 11" x 5' 9" 1.80m x 1.75m

## Attic Room

11' 7" x 10' 6" 3.53m x 3.20m



## Location

Llandudno Junction has a variety of local shops and amenities. It 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.

## Directions

From our Conwy office go over the bridge, second exit into Llandudno Junction, turn left onto Victoria Drive, left onto Tan y Bryn Road where number 7 can be found on the left.

Council Tax Band: D (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: TBC

## 3 Bedroom Semi-Detached Home

7 TAN Y BRYN  
LLANDUDNO JUNCTION  
CONWY  
LL31 9PA

REDUCED FROM £275,000

Offers Over  
**£240,000**

Reference Number: FP7694

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)

