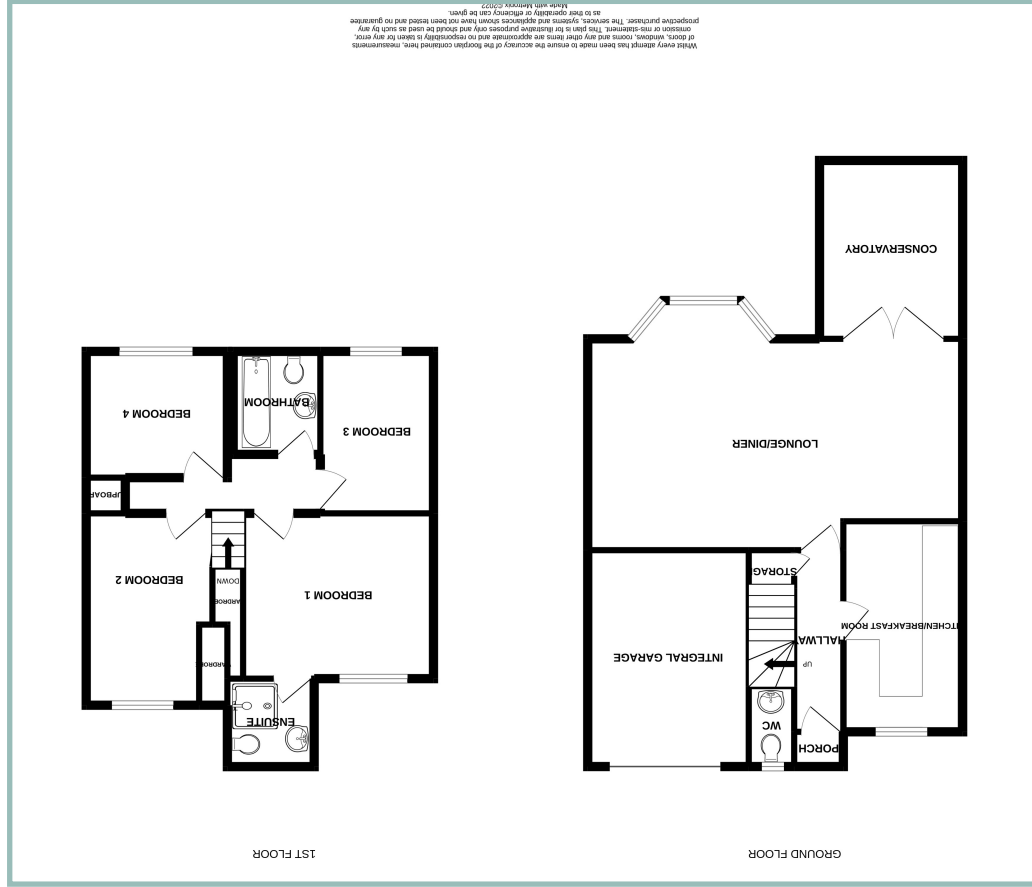


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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.

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



Immaculately Presented Four Bedroom Detached Home

Description

An immaculately presented four bedroom detached modern home situated on the edge of the village, within easy access to the link road to Llandudno, the schools and the A55. The well planned and very well-maintained accommodation is decorated neutrally throughout, and would be ready to move in to. The ground floor comprises: Entrance porch, hallway with downstairs WC and understairs storage, leading on to a substantial open plan living area. The modern kitchen has an integrated fridge/freezer and dishwasher, space for a washing machine, a double eye level oven and a five ring gas hob. The kitchen benefits from high gloss tiled flooring, leading into a large lounge/diner which benefits from a bay window and conservatory to the rear, extending the open plan living space further. Double doors lead from the conservatory on to the low maintenance, private garden to the rear, which is partly paved, partly gravelled, providing a lovely garden to enjoy beneath the established trees.

To the first floor: landing with storage cupboard, family bathroom and four sizeable bedrooms. Two double bedrooms have large, fitted wardrobes enabling maximised floor space, and two single bedrooms. The substantial master bedroom benefits from an en-suite three-piece shower room. The modern family bathroom has a shower over the bath and heated towel rail.

- * FOUR BEDROOM DETACHED HOME WITH GARAGE
- * OPEN PLAN LIVING SPACE WITH CONSERVATORY
- * IMMACULATEDLY PRESENTED
- * SITUATED IN A POPULAR AND CONVENIENT LOCATION
- * FREEHOLD PROPERTY

Hall

13' 10" x 3' 2" 4.21m x 0.96m



4 Bedroom Detached Home

17 LLYS YWEN
LLANDUDNO JUNCTION
CONWY
LL31 9FF

£349,000

REDUCED FROM £395,000

Reference Number: FP7571

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

Registered Company
Number 4687367

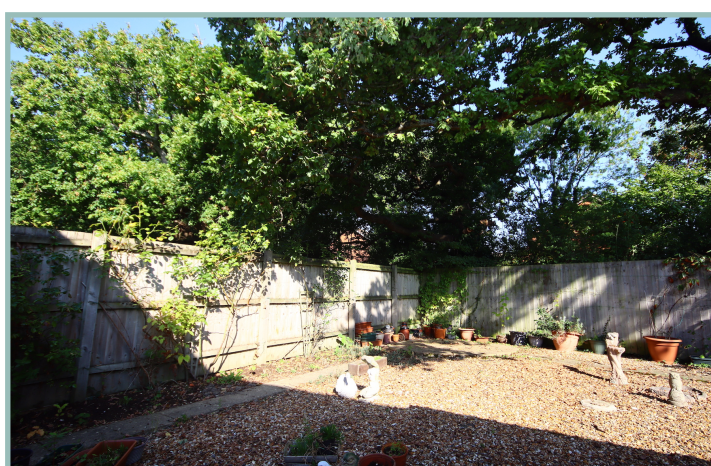
Valuation

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
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com



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 and straight on at the roundabout for Llandudno Junction. Take the first turning left into Victoria Drive, proceed along this road towards the far end. Take the right turning into Llys Onnen, left at the T junction, continue to the far end where Llys Ywen can be found.

Council Tax Band: E (provided on www.voa.gov.uk)

Energy Efficiency Rating: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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W.C

5' 2" x 2' 10" 1.57m x 0.86m

Kitchen

13' 5" x 7' 8" 4.09m x 2.33m



Bedroom Two

12' 3" x 8' 6" 3.73m x 2.59m



Bedroom Three

10' 4" x 7' 4" 3.15m x 2.23m



Bedroom Four

8' 4" x 7' 2" 2.54m x 2.18m



Lounge/Diner

22' 11" x 11' 6" 6.99m x 3.50m



Landing

11' 10" x 4' 4" 3.60m x 1.32m



Bedroom One

12' 4" x 10' 07" 3.76m x 3.22m



Ensuite

5' 7" x 5' 6" 1.70m x 1.67m



Bathroom

6' 7" x 5' 8" 2m x 1.72m



Conservatory

14' 2" x 8' 4" 4.31m x 2.54m

