



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	64 D	
69-80	C		
81-91	B		
92+	A		83 B

FP7954

TOTAL FLOOR AREA: 1286 sq.ft. (119.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the diagrams created here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GROUND FLOOR  
823 sq.ft. (76.4 sq.m.) approx.

1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



# Superb Three Bedroom Extended Semi Detached Home

## Description

A simply superb three bedroom semi detached home which has been extended and fully refurbished within the last 14 years creating a light and spacious family home. The property enjoys a large South facing rear garden with views over the Carneddau mountains.

The immaculately presented and deceptively spacious accommodation comprises: Entrance hall, lounge with log burner and under stairs storage cupboard and double doors through to the fantastic open plan family/Dining and kitchen. The Family/Dining area has three Velux windows and double doors out onto the rear garden. The modern kitchen has a three ring gas hob, integrated electric oven, fridge and dishwasher, utility room with integrated freezer and space and plumbing for a washing machine and downstairs bathroom.

To the first floor: Landing with storage cupboard, master bedroom with built in wardrobes and two further bedrooms one of which has built in furniture. Modern shower room.

UPVC double glazing and a gas fired Logic combination boiler.

To the outside there is a block paved driveway and a timber gate provides access into the good size rear garden which has water and electricity to the bottom of the garden, a flagged patio seating area, large lawn, side garden area ideal for growing vegetables ect and a timber shed, hedged and fenced boundaries.

- ✓ SUPERB EXTENDED THREE BEDROOM SEMI DETACHED HOME
- ✓ OCCUPIES A GOOD SIZE PLOT WITH SOUTH FACING REAR GARDEN
- ✓ ENJOYS VIEWS OF THE CARNEDDAU MOUNTAINS
- ✓ MODERN AND IMMACULATELY PRESENTED THROUGHOUT
- ✓ VIEWING ESSENTIAL TO APPRECIATE THE QUALITY
- ✓ FREEHOLD

## Hallway

9' 2" x 4' 4" 2.79m x 1.32m

## Lounge

14' 8" max x 16' 8" 4.47m x 5.08m



## Kitchen Area

12' 2" x 9' max 3.71m x 2.74m



## Dining/Family Room

26' 8" x 12' 11" 8.13m x 3.94m



## Bathroom

8' 10" x 5' 3" 2.69m x 1.60m



## Utility Room

8' 11" x 6' 2.71m x 1.82m

## Landing

13' x 5' 9" 3.96m x 1.75m

## Bedroom One

11' 2" x 12' 3" plus built in wardrobes 3.40m x 3.73m



## Bedroom Two

9' 6" x 8' 7" with fitted cupboards 2.89m x 2.61m



## Bedroom Three

7' 11" x 8' 9" 2.41m x 2.66m

## Shower Room

5' 9" x 4' 9" 1.75m x 1.44m

## 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, then take the second right onto Marl Crescent, turn right where number 27 can be found set back off the road on the right hand side.

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

3 Bedroom Semi Detached Home

27 Marl Crescent  
Llandudno Junction  
LL31 9HW

**£282,500**  
REDUCED FROM £289,950

Reference Number: FP7954  
20/2/2024

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)

