

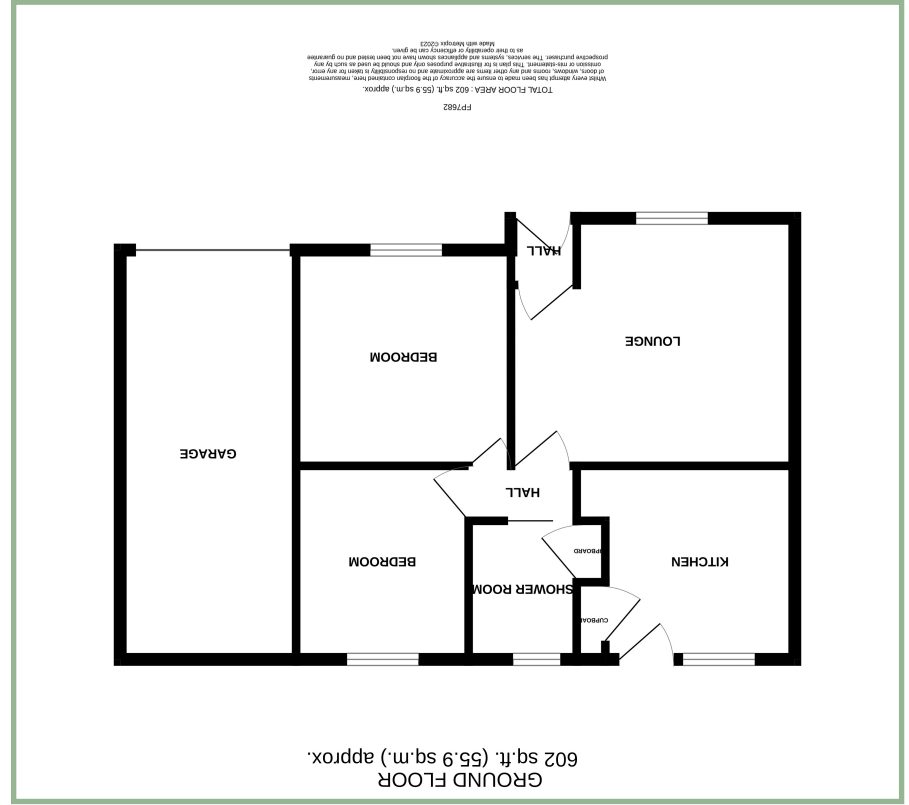
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		69 C	88 B



Two Bedroom Semi-Detached Bungalow With Good Size Garden

Description

A two bedroom semi-detached bungalow situated in a cul-de-sac location on the outskirts of the village.

The property enjoys a good size, private and sunny rear garden.

The accommodation comprises: Entrance porch/hall, lounge with exposed stone fireplace, inner hall, kitchen with space for a gas cooker, washing machine, fridge and pantry cupboard. Two bedrooms and shower room with wet area and pull-down shower seat, airing cupboard housing the gas fired Vaillant combination boiler and UPVC double glazing throughout.

To the outside there is driveway parking, garage with power and light and plumbing for a washing machine and a lawned front garden with flagged seating area. A pathway to the side leads to a good size lawned rear garden with a flagged seating area and hedge boundaries.

- ✓ TWO BEDROOM SEMI-DETACHED BUNGALOW
- ✓ SITUATED IN A CUL-DE-SAC LOCATION ON THE OUTSKIRTS OF THE VILLAGE
- ✓ OCCUPIES A GOOD SIZE PLOT WITH GARAGE
- ✓ LARGE PRIVATE REAR GARDEN
- ✓ NO CHAIN

Lounge

13' 8" x 12' 4.16m x 3.66m



Inner Hall

6' 3" x 2' 10"

Kitchen

8' 10" x 8' 8" 2.69m x 2.64m



Bedroom One

11' 5" x 9' 10" 3.48m x 3.00m



Bedroom Two

8' 10" x 7' 11" 2.69m x 2.41m



Shower Room

6' 4" x 5' 5" 1.93m x 1.65m



Garage

19' 8" x 8' 1" 6.00m x 2.46m

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, pass the train station, continue along this road and then left turn onto Marl Drive, proceed up the road, turn left onto Cae Coed, turn right where number 43 can be found on the left.

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

Energy Efficiency Rating: C

2 Bedroom Semi-Detached Bungalow

43 CAE COED
LLANDUDNO JUNCTION
CONWY
LL31 9LD

NO CHAIN

**OFFERS OVER
£190,000**

REDUCED FROM £205,000

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:

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fax: 01492 583616
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web: www.fletcherpoole.com

