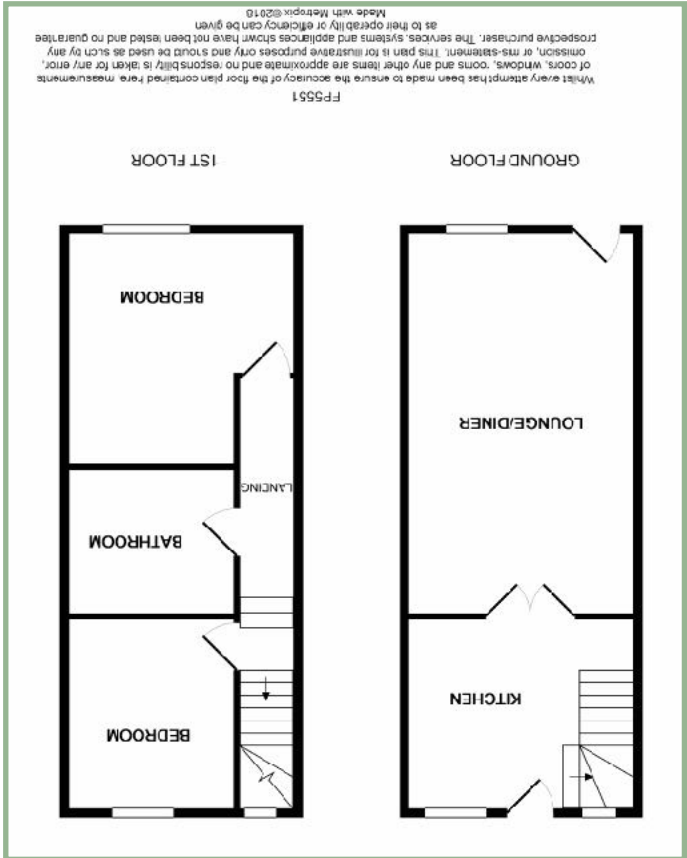


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	59 D	
69-80	C		
81-91	B		83 B
92+	A		



Extended Two Bedroom End Terrace Home

Description

A deceptively spacious and well presented extended two bedroom end terrace home with easy access to the train station, bus routes, shops and amenities. The accommodation comprises: Lounge/dining room, kitchen with space for a gas cooker and hob, washing machine and low level fridge and freezer. To the first floor: Two bedrooms, bathroom and access into the converted attic via timber ladder. Upvc double glazing and gas central heating. Good size low maintenance rear garden with workshop/store.

- ✓ EXTENDED TWO BEDROOM END TERRACE
- ✓ CONVENIENTLY SITUATED FOR EASY ACCESS TO THE TRAIN STATION, A55 & SHOPS
- ✓ GOOD SIZE, LOW MAINTENANCE REAR GARDEN
- ✓ VIEWS OVER THE TRAIN STATION PLATFORM & THE MOUNTAINS IN THE DISTANCE

Lounge/Diner

20' 3" x 11' 4" max 6.17m x 3.45m



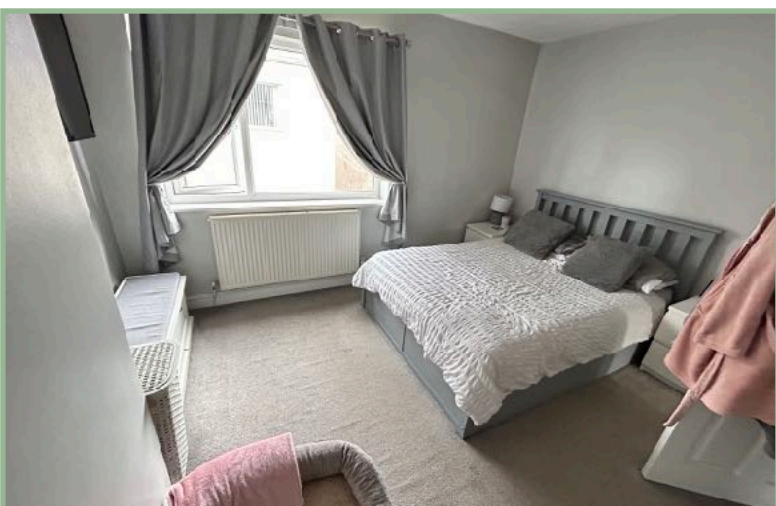
Kitchen

11' 3" x 10' 3" 3.43m x 3.12m



Bedroom One

12' 5" x 12' 2" 3.78m x 3.71m



Bedroom Two

10' 4" x 8' 3" 3.15m x 2.51m



Bathroom

9' x 7' 5" 2.74m x 2.26m



Attic Room

12'1" x 11' 8" 3.68m x 3.55m

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, right onto Station Terrace and left onto Caradog Road.

Council Tax Band: A (provided on www.voa.gov.uk)
Energy Efficiency Rating: TBC

Two Bedroom Terrace Home

14 Caradog Road
Llandudno Junction
Conwy
LL31 9NN

NO CHAIN

£135,000

Reference Number: FP7868
6/10/23

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
web: www.fletcherpoole.com

