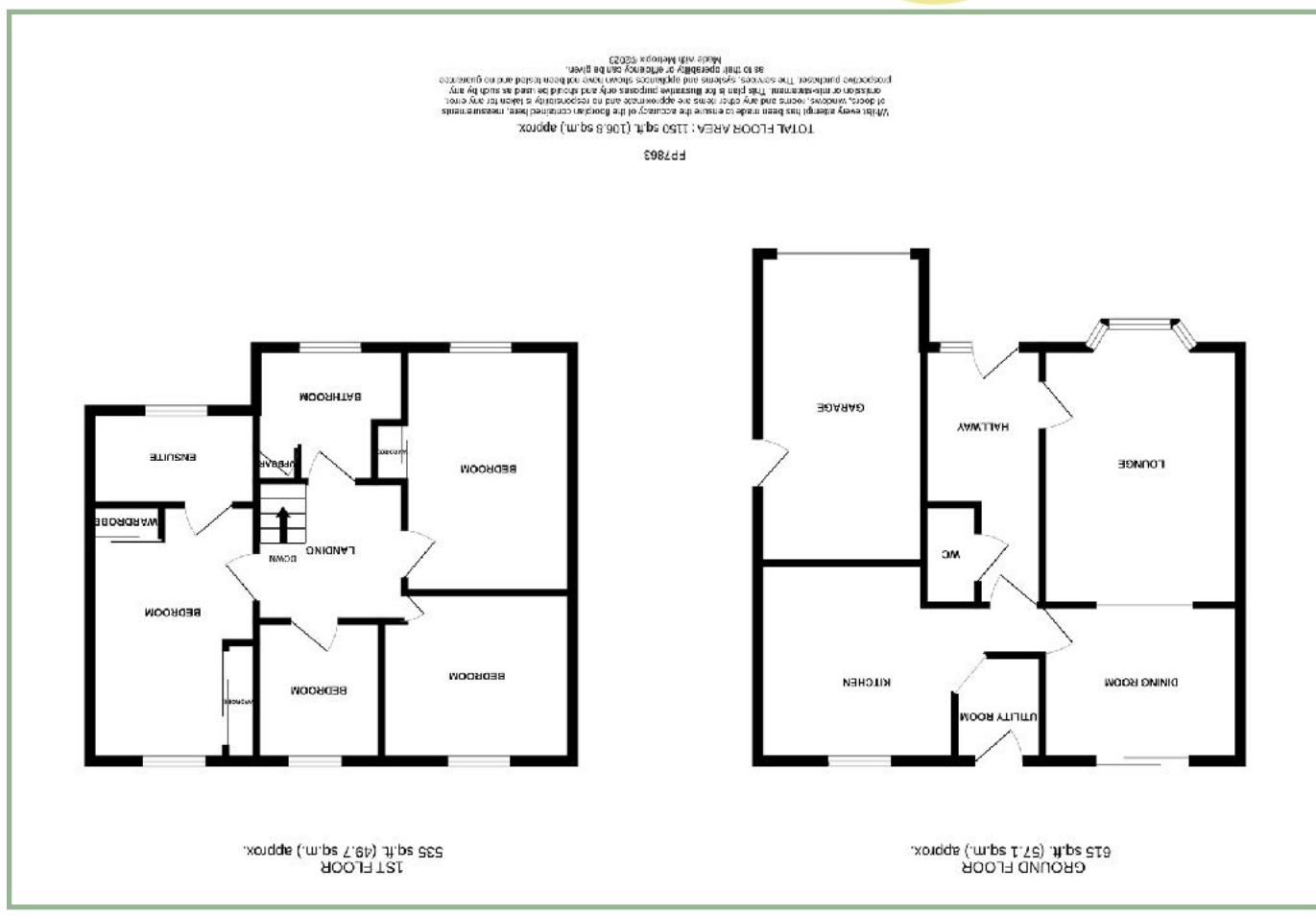


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

F&P Fletcher & Poole



Immaculately Presented Detached Four Bedroom Home

Description

An immaculately presented four bedroom detached modern home enjoying a lovely private rear garden. Situated on the outskirts of the village, Clos Belyn is conveniently located for easy access to the link road to Llandudno, the A55 and the primary school and play park. The well planned accommodation comprises: Entrance hall, W.C, lounge with access into the dining room which has patio doors onto the rear garden. Modern kitchen with Electric Belling hob, microwave oven and electric oven. Integrated fridge/freezer and dishwasher. Utility area with an integrated washing machine and access onto the rear garden. To the first floor: Landing, master bedroom with two built in wardrobes and a good size ensuite shower room, bedroom two with built in wardrobe and two further bedrooms and family bathroom. UPVC double glazing and gas fired Worcester combination boiler (located in the garage).

To the outside there is driveway parking for two vehicles and a lawned front area, a timber side gate provides access to the rear garden which has a flagged seating area, raised decked timber seating area, large lawn, wood and glazed summer house and an area to the side for storage of bins and recycling.

- ✓ IMMACULATELY PRESENTED DETACHED FOUR BEDROOM MODERN HOME
- ✓ SITUATED FOR EASY ACCESS TO THE LINK ROAD TO LLANDUDNO & A55
- ✓ CLOSE TO THE SCHOOLS AND PLAY PARK
- ✓ LOVELY LANDSCAPED, PRIVATE REAR GARDEN
- ✓ FREEHOLD

Hallway

13' 9" x 6' 3" 4.19m x 1.90m

Lounge

15' 11" x 10' 7" 4.85m x 3.22m



Dining Room

10' 8" x 8' 4" 3.25m x 2.54m

Kitchen

15' 2" x 10' 7" 4.62m x 3.22m



Utility Area

4' 9" x 5' 8" 1.44m x 1.72m

W.C

5' 5" x 2' 10" 1.65m x 0.86m

Landing

7' 4" x 8' 1" 2.23m x 2.46m

Bedroom One

13' 6" x 8' 5" 4.11m x 2.56m

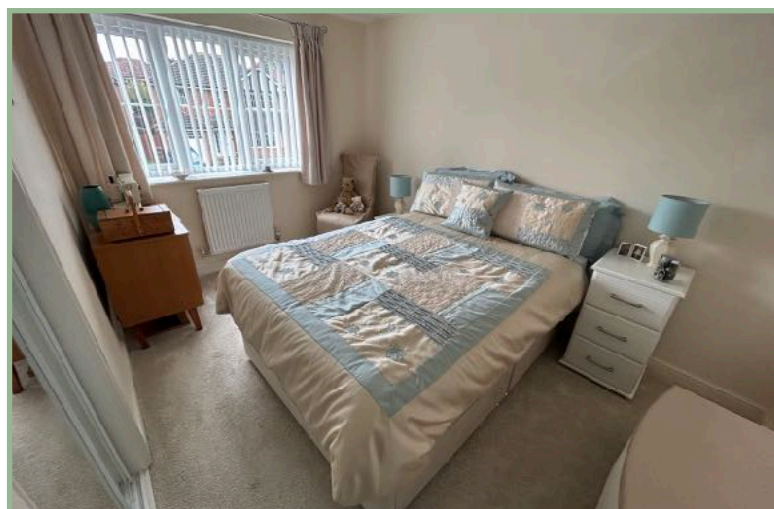


Ensuite

8' 5" x 4' 10" 2.56m x 1.47m

Bedroom Two

12' 1" x 8' 11" 3.68m x 2.71m



Bedroom Three

8' 11" x 10' 2" 2.71m x 3.10m

Bedroom Four

6' 9" x 7' 6" 2.06m x 2.28m

Bathroom

8' 6" x 7' 9" 2.59m x 2.36m



Garage

16' 6" x 7' 10" 5.03m x 2.39m

Location

The property is situated in a most convenient location close to Llandudno Junction and Deganwy, with a variety of local shops and schools (including the newly built primary school) 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, at the "T" junction turn right onto Marl Lane, right onto Clos Belyn, take the next left. Number 67 can be found on the left.

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

4 Bedroom Detached Home

67 Clos Belyn
Llandudno Junction
LL31 9AH

£385,000

Reference Number: FP7863
4/10/23

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

