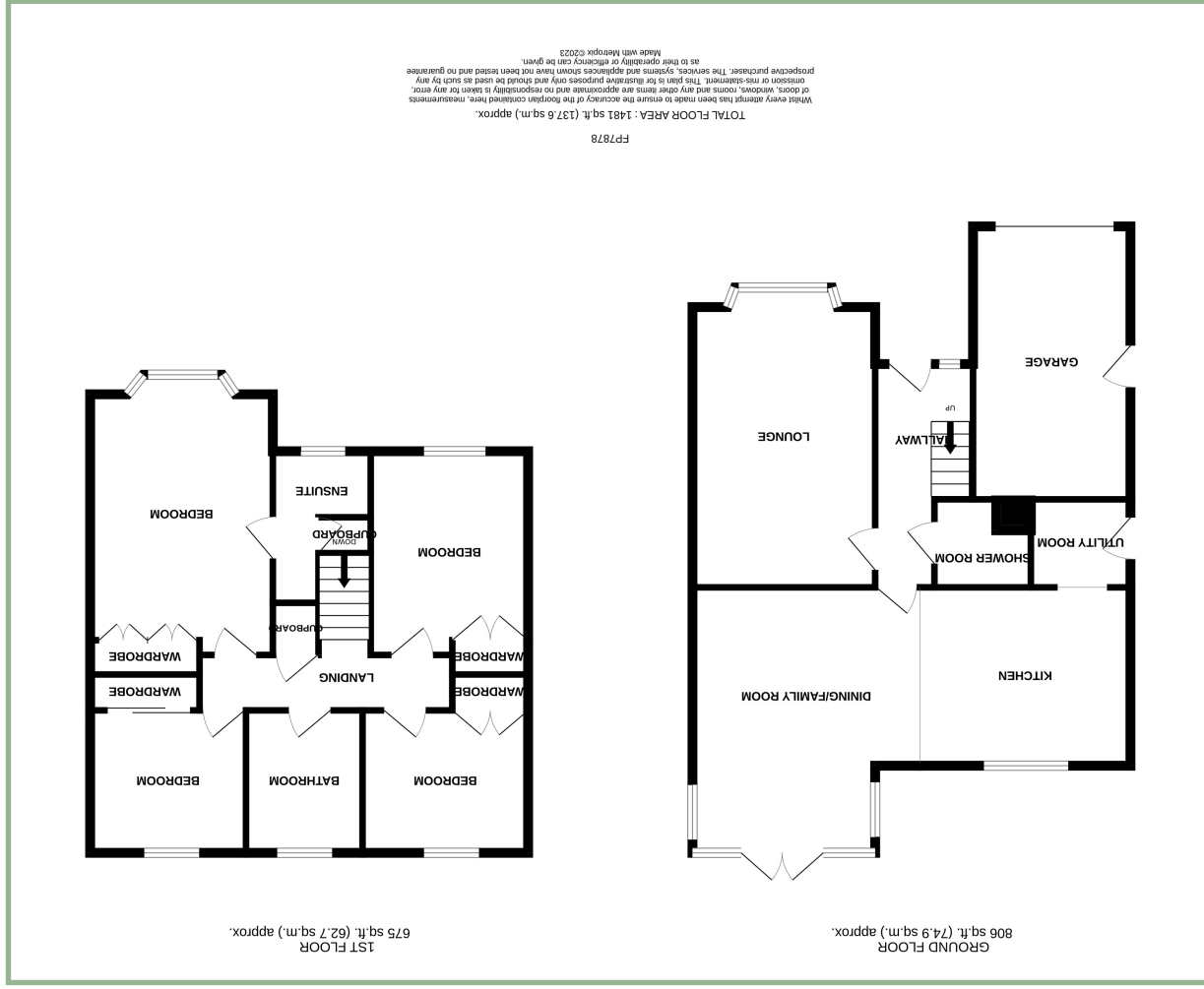


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

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Fletcher & Poole



# Detached Four Bedroom Modern Home In Cul De Sac Location

## Description

A well presented detached four bedroom modern home built by Anwyl Homes in 2010 enjoying views over the Carneddau mountains to the front aspect and Marl woods to the rear aspect. Situated in a cul de sac position on the outskirts of the village allowing for easy access to the link road to Llandudno, A55, train station and good primary and secondary schools.

The light and well planned accommodation comprises: Entrance hall, modern W.C/wetroom with shower, Lounge with bay window and electric fire, open plan kitchen/ family/dining room with lovely box bay with double doors opening onto the rear garden. The kitchen has a five ring gas range, double electric oven, integrated dishwasher and fridge/freezer. Utility room with space and plumbing for a washing machine.

To the first floor: Landing with airing cupboard with hot water cylinder, master bedroom with bay window, built in wardrobes and ensuite shower room, three further bedrooms all with built in wardrobes. Family bathroom.

UPVC double glazing and gas fired Worcester boiler (located in the garage).

To the outside there is driveway parking for two vehicles, garage with power and light and a lawned front garden area. A timber gate and pathway provide access to the rear garden which has a flagged patio seating area, lawn and a decked corner seating area with contemporary glass balustrade.

## Hallway

13' 6" x 5' 10" 4.11m x 1.78m



- ✓ MODERN DETACHED FOUR BEDROOM HOME BUILT BY ANWYL HOMES
- ✓ LOVELY LIGHT AND WELL PLANNED LAYOUT
- ✓ CUL DE SAC LOCATION ON THE EDGE OF THE VILLAGE
- ✓ EASY ACCESS TO TRANSPORT LINKS AND GOOD SCHOOLS
- ✓ ENJOYS DISTANCE MOUNTAIN VIEWS

4 Bedroom Detached Home

30 Clos Belyn  
Llandudno Junction  
Conwy  
LL31 9AH

REDUCED FROM £395,000

**£385,000**

Reference Number: FP7878  
24/10/2023

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](http://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 (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, bear round to the right where number 30 can be found on the right.

Agent Notes: Property is Freehold with a £15 per month Greenbelt charge.

Council Tax Band: E (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



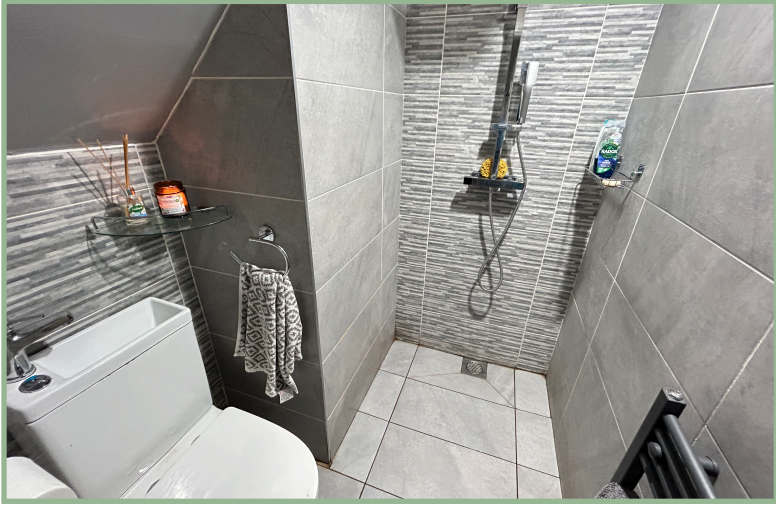
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## Lounge

18' max x 10' 11" 5.49m x 3.32m

## Shower Room

4' 10" x 5' 3" 1.47m x 1.60m



## Kitchen

10' 5" x 13' 2" 3.17m x 4.01m

## Dining/Family Room

13' 1" x 15' 11" max 3.99m x 4.85m

## Utility Room

5' 5" x 4' 11" 1.65m x 1.50m



## Landing

15' 2" x 3' 6" 4.62m x 1.06m

## Bedroom One

16' 3" max plus built in wardrobes x 10' 9" 4.95m x 3.27m



## Ensuite

9' 1" x 6' 2" 2.77m x 1.87m

## Bedroom Two

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



## Bedroom Three

9' 5" plus wardrobes x 9' 4" 2.87m x 2.84m



## Bedroom Four

8' 8" plus wardrobes x 9' 2" 2.64m x 2.79m

## Bathroom

8' 6" x 7' 2.59m x 2.13m



## Garage

16' 4" x 8' 7" 4.98m x 2.61m

## 4 Bedroom Detached Home

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