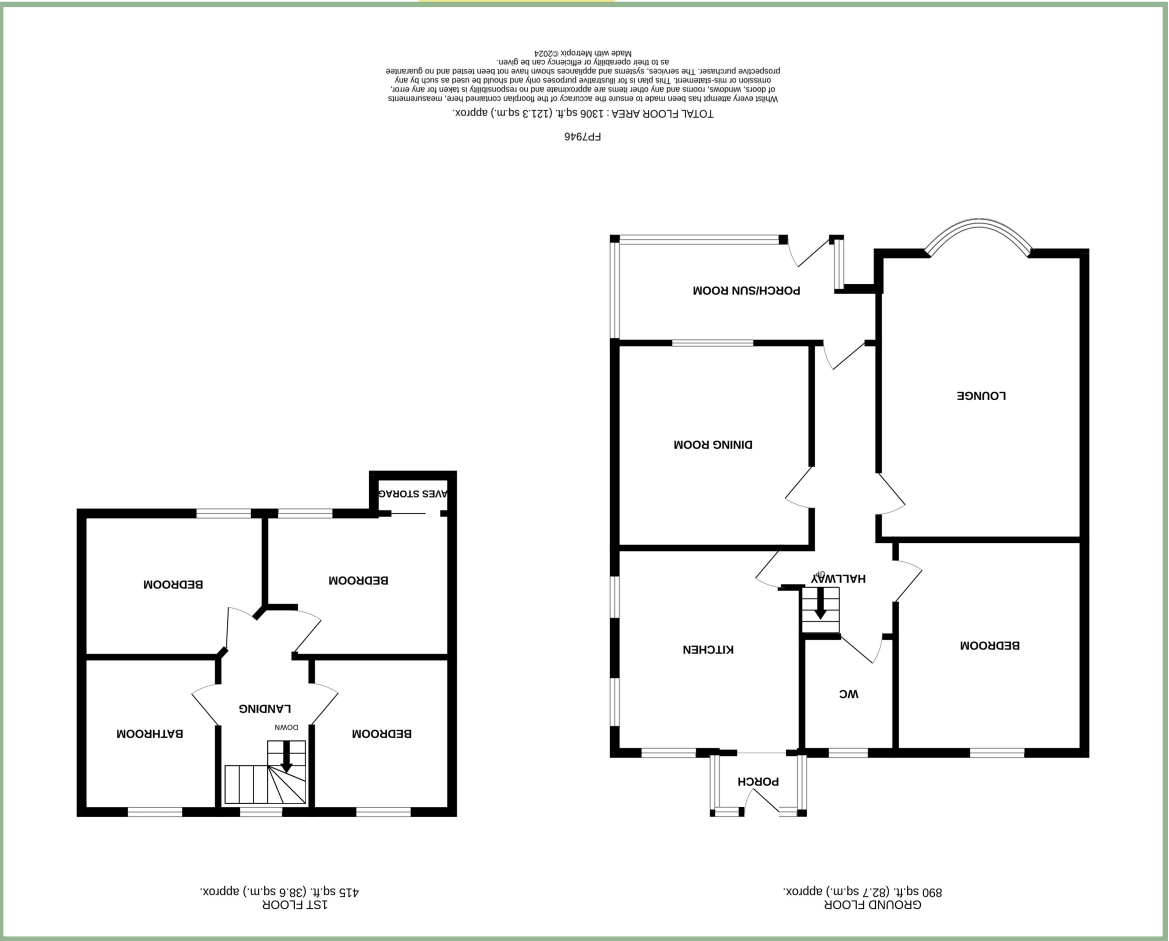


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Four Bedroom Detached Dormer Bungalow Enjoying Views of Conwy Castle

Description

A deceptively spacious four bedroom detached dormer bungalow enjoying views of Conwy castle and the Carneddau Mountains from the front aspect. Ivydene is situated just off the roundabout close to the shops, train station and allows for easy access to the A55. The accommodation comprises: Large porch/ sunroom, hallway, lounge with bay window and gas fire, dining room with gas fire. Kitchen with electric oven and hob and space for a low level fridge and freezer, rear porch area. Downstairs double bedroom with shower cubicle. To the first floor: Landing, three bedrooms and bathroom. UPVC double glazing and Worcester gas fired central heating. To the outside there in a foot gate with access to the lawned front garden, a side pathway and driveway provide access to the low maintenance rear garden/ parking area with timber store. (The access drive is owned by the property next door with a right of access for Ivydene).

- ✓ DECEPTIVELY SPACIOUS FOUR BEDROOM DORMER BUNGALOW
- ✓ LIGHT AND WELL PLANNED ACCOMMODATION
- ✓ ENJOYS VIEWS OF CONWY CASTLE & THE MOUNTAINS
- ✓ SITUATED IN A CENTRAL VILLAGE LOCATION
- ✓ EASY ACCESS TO THE SHOPS & TRAIN STATION
- ✓ NO CHAIN
- ✓ FREEHOLD

Porch

13’ 6” max x 6’ 3” 4.11m x 1.90m

Hallway

19’ 10” x 5’ 7” 6.05m x 1.70m

W.C

5’ 8” x 7’ to under stairs 1.72m x 2.13m

Lounge

18’ 6” into bay x 12’ 5” 5.64m x 3.78m



Dining Room

11’ 11” x 12’ 5” 3.63m x 3.78m

Kitchen

12’ 5” x 11’ 4” 3.78m x 3.45m



Rear Porch

5’ 3” x 3’ 8” 1.60m x 1.11m

Bedroom One

12’ 11” x 11’ 5” 3.94m x 3.48m



Landing

12’ 7” x 5’ 9” 3.83m x 1.75m

Bedroom Two

10’ 11” max x 11’ 2” 3.32m x 3.40m



Bedroom Three

11’ 11” x 9’ 3” 3.63m x 2.82m

Bedroom Four

9’ 4” x 8’ 4” 2.84m x 2.54m

Bathroom

8’ 3” x 8’ 2” 2.51m x 2.49m



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 off the roundabout into Llandudno Junction, Ivydene can be found on the left by the pedestrian crossing (just before the mini roundabout).

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

4 Bedroom Detached Dormer Bungalow

Ivydene
Ferndale Road
Llandudno Junction
LL31 9NT

NO CHAIN

£289,000

REDUCED FROM £295,000

Reference Number: FP7946
14/2/2024

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
web: www.fletcherpoole.com

