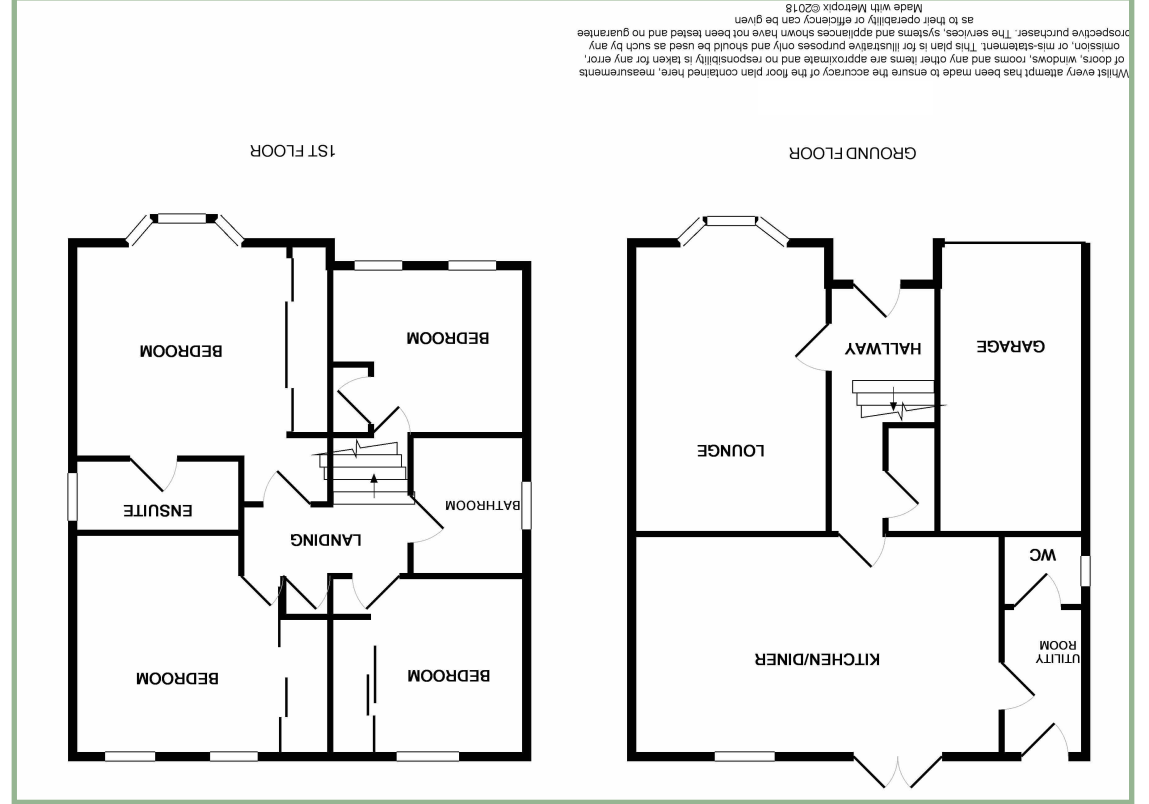


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

F&P Fletcher & Poole



Score	Energy rating	Current	Poten
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C		
81-91	B	84 B	
92+	A		92



Immaculately Presented Detached Four Bedroom Home

Description

An immaculately presented detached four bedroom modern home situated in a popular, and convenient location, allowing for easy access to the new primary school, A55 and link road to Llandudno.

The light and well planned accommodation comprises: Hallway, lounge, open plan contemporary kitchen/diner/family room with a range of contemporary wall and base units with work surface over, 1 1/2 bowl stainless steel sink and drainer with hot and cold mixer tap, six ring gas Electrolux hob with stainless steel extractor above, Electrolux double oven, integrated fridge and freezer, integrated dishwasher, utility room and cloakroom. To the first floor: Master bedroom with en-suite, three further double bedrooms and family bathroom.

Upvc double glazing and zoned gas central heating.

To the front of the property a tarmac driveway allows off road parking, the garden is mainly laid to lawn timber gate gives access by pathway to the rear garden which is mainly laid to lawn with a flagged patio seating area, outside tap, fence boundaries.

- ✓ IMMACULATELY PRESENTED LIGHT & WELL PLANNED ACCOMMODATION
- ✓ SITUATED IN A CONVENIENT & POPULAR LOCATION
- ✓ EASY ACCESS TO THE PRIMARY SCHOOL, A55 & LLANDUDNO
- ✓ MODERN & CONTEMPORARY HOME THAT MUST BE VIEWED
- ✓ FREEHOLD

Hallway

4' 4" x 6' 5" 1.32m x 1.95m

Lounge

16' 10" x 10' 6" 5.13m x 3.20m



Superb Open Plan Kitchen\Dining\Family Area

19' 7" x 11' 11" 5.97m x 3.63m



Utility Room

7' 8" x 5' 4" 2.33m x 1.62m

Cloakroom

5' 3" x 3' 8" 1.60m x 1.11m

Master Bedroom

15' 3" into bay x 13' 8" to include wardrobes 4.65m x 4.16m



En-Suite Shower Room

8' 6" x 3' 10" 2.59m x 1.17m

Bedroom Two

14' 2" to include wardrobes x 11' 2" 4.31m x 3.40m



Bedroom Three

10' 11" into wardrobe x 9' 7" 3.32m x 2.92m



Bedroom Four

11' 6" x 9' 4" 3.50m x 2.84m

Family Bathroom

6' 11" x 5' 7" 2.11m x 1.70m

AGENTS NOTE: The central heating is in two zones, one for ground floor and one for first floor.

The property is freehold with site fees of £91.90 per annum.

Location

The property is situated in a most convenient location close to Llandudno Junction and Deganwy, with a variety of local shops and schools, 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 towards the far end. Take the right turning into Llys Onnen, left at the T junction where number 44 can be found on the right.

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

4 Bedroom Detached Home

44 Lon Lafant
Llandudno Junction
Conwy
LL31 9GF

REDUCED FROM £385,000
£370,000

Reference Number: FP7937
26/1/2024

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

