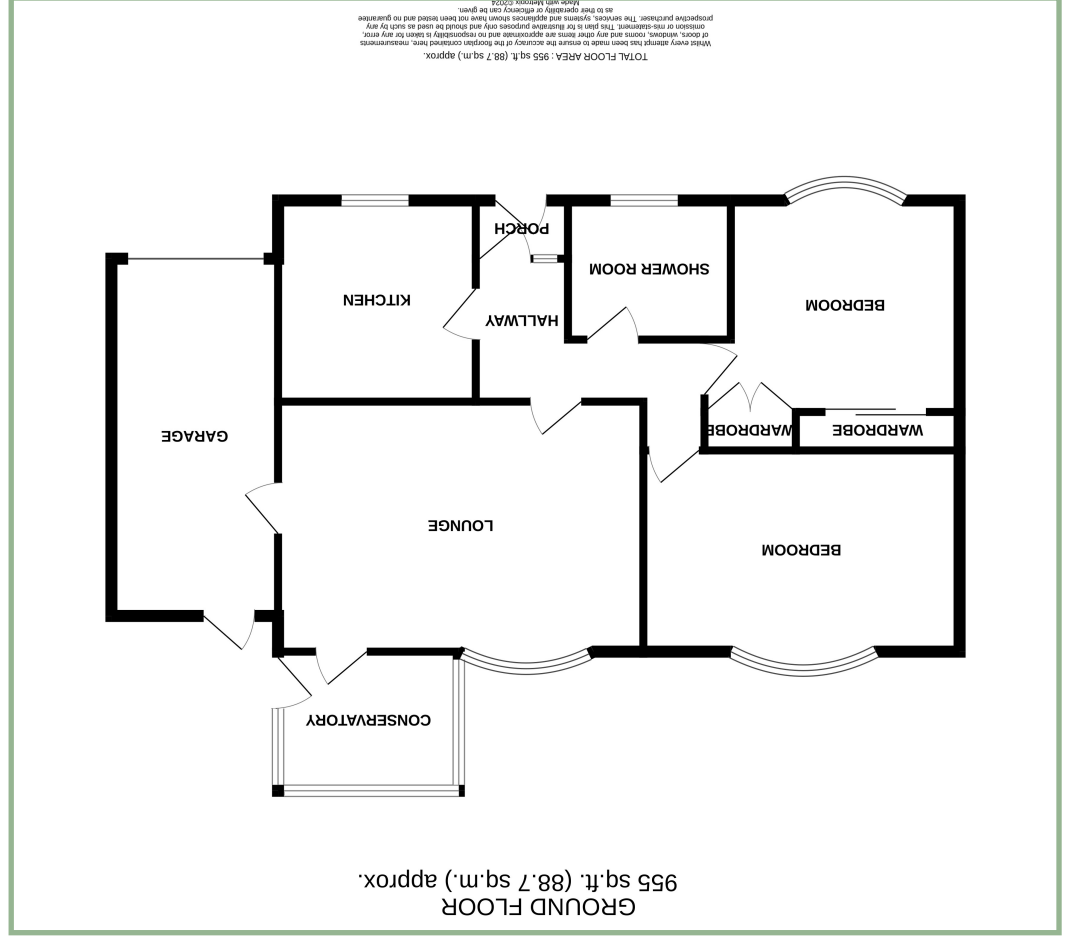


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	61 D	
69-80	C		
81-91	B		
92+	A		87 B



Beautifully Presented Two Bedroom Detached Bungalow

Description

A beautifully presented two bedroom detached bungalow situated in a cul de sac location allowing for easy access to both the village centre and the link road to Llandudno.

If you are looking for a cosy and modern bungalow that requires no work then this bungalow would be perfect.

The well planned accommodation comprises: Entrance porch, 'L' shaped hallway, lounge with recently installed 5W log burner and integral door into the garage, conservatory overlooking the rear garden, modern fitted kitchen with integrated fridge/freezer, microwave, double oven, five ring gas hob with extractor over and solid wood worktops. Master bedroom and a second double bedroom with built in wardrobes and modern shower room.

UPVC double glazing and gas fired Baxi boiler.

The garage has an electric door, power and light, radiator, space and plumbing for the washing machine and dryer and a rear door and could be easily converted into another room (subject to planning) To the outside there is driveway parking and a front garden which is partly laid to lawn and stone chippings with flagged pathways. To the rear there is a low maintenance garden laid to flagstones with stone chipped areas and a workshop/store with power and light.

- ✓ BEAUTIFULLY PRESENTED DETACHED TWO BEDROOM BUNGALOW
- ✓ ENJOYS A NEWLY INSTALLED LOG BURNER
- ✓ MODERN KITCHEN AND BATHROOM
- ✓ INTEGRAL GARAGE WITH FUTHER DEVELOPMENT POTENTIAL
- ✓ LOW MAINTENANCE REAR GARDEN WITH WORKSHOP/STORE
- ✓ FREEHOLD

Porch

4' 5" x 2' 4" 4.38m x 3.70m

Hallway

7' 5" x 10' 11" 2.26m x 3.32m



Lounge

17' 11" x 11' 9" 5.46m x 3.58m



Kitchen

9' 10" x 9' 6" 3m x 2.89m



Conservatory

8' x 6' 10" 2.43m x 2.08m



Bedroom One

15' 4" x 9' 10" 4.67m x 3m



Bedroom Two

11' 5" x 12' 3.48m x 3.66m



Workshop

19' 3" x 6' 4" 5.87m x 1.93m

Garage

17' 6" x 8' 1" 5.34m x 2.46m

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, proceed over the mini roundabout. Turn left onto Marl Drive, turn right onto The Meadows, turn onto the next left where No. 10 can be found in the right.

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

2 Bedroom Detached Bungalow

10 The Meadows
Llandudno Junction
LL31 9LP

£249,950

Reference Number: FP7945
12/2/2024

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

