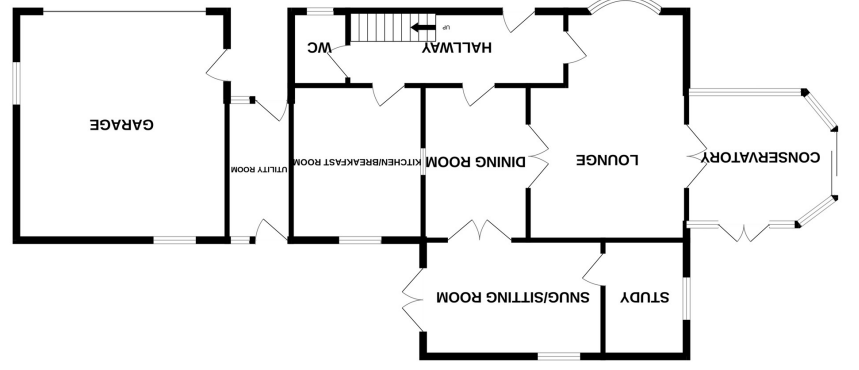




Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	56 D	
69-80	C		77 C
81-91	B		
92+	A		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Beautifully Presented Detached Three Bedroom Extended Home

## Description

An immaculately presented detached three bedroom family home offering spacious and extended accommodation. The property occupies a corner plot in a small cul de sac with the property being only one of five.

The accommodation comprises: Entrance hallway, W.C, lounge with electric fire and double doors through to the conservatory which overlooks the garden. Double doors from the lounge lead into the dining room which has a serving hatch into the kitchen and double doors through to the snug/sitting room and study. The kitchen/Breakfast room has space for a gas range and space and plumbing for a dishwasher and fridge/freezer, utility room with space and plumbing for a washing machine.

To the first floor: Landing with airing cupboard, master bedroom with built in mirrored wardrobes, two further double bedrooms and a family bathroom.

UPVC double glazing and Baxi gas fired combination boiler.

To the outside there is driveway parking for two vehicles and a double garage with power and light, a lawned front garden area with established plants and shrubs, a gate provides access to the good sized lawned size garden which has a decked patio off the conservatory.

A timber gate provides access into a small yard area ideal for the refuse/recycling bins and also accesses the side garage door. An additional timber gate provides access into the rear garden which is laid for low maintenance with a seating area and timber shed.

- ✓ BEAUTIFULLY PRESENTED DETACHED THREE BEDROOM HOME
- ✓ OCCUPIES A CORNER PLOT IN SMALL CUL DE SAC
- ✓ VERSATILE ACCOMMODATION WITH EXTENSION
- ✓ LOVELY CONSERVATORY OVERLOOKING THE GARDEN
- ✓ EASY ACCESS TO THE SHOPS, SCHOOL AND TRANSPORT LINKS
- ✓ DOUBLE GARAGE & DRIVEWAY PARKING
- ✓ FREEHOLD

## Hallway

16' 10" x 5' 9" 5.13m x 1.75m

## Lounge

18' 4" x 12' 3" 5.59m x 3.73m



## Conservatory

11' 5" x 10' 3" 3.48m x 3.12m

## Dining Room

11' 10" x 8' 2" 3.60m x 2.49m



## Snug

14' x 9' 2" 4.26m x 2.79m

## Study

9' 1" x 6' 6" 2.77m x 1.98m

## Kitchen

12' x 10' 2" 3.66m x 3.10m



## Utility Room

10' 7" x 5' 1" 3.22m x 1.55m

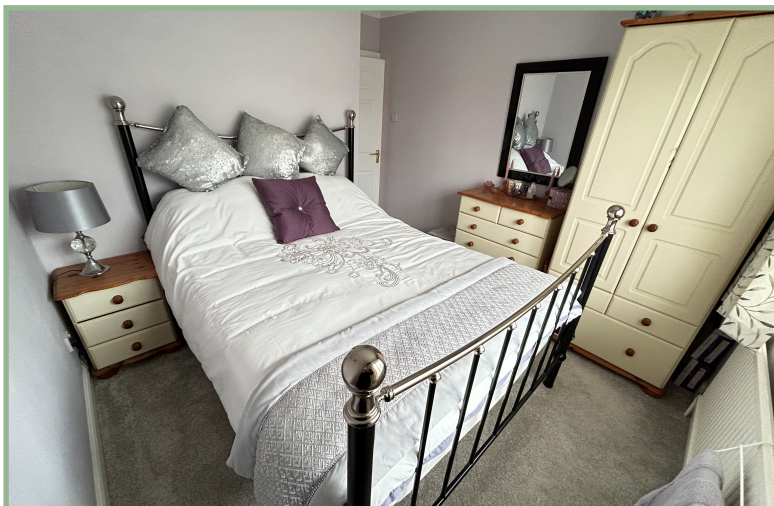
## Bedroom One

18' 3" x 12' 2" 5.57m x 3.71m



## Bedroom Two

11' 1" x 10' 1" 3.38m x 3.07m



## Bedroom Three

11' 10" x 8' 2" 3.60m x 2.49m

## Bathroom

8' 4" x 6' 9" 2.54m x 2.06m

## Garage

18' 11" x 16' 4" 5.77m x 4.98m

## 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, where The Mews can be found on the left

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

## 3 Bedroom Detached Home

1 The Mews  
Llandudno Junction  
LL31 9SD

£400,000

Reference Number: FP7952  
15/2/2024

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](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

