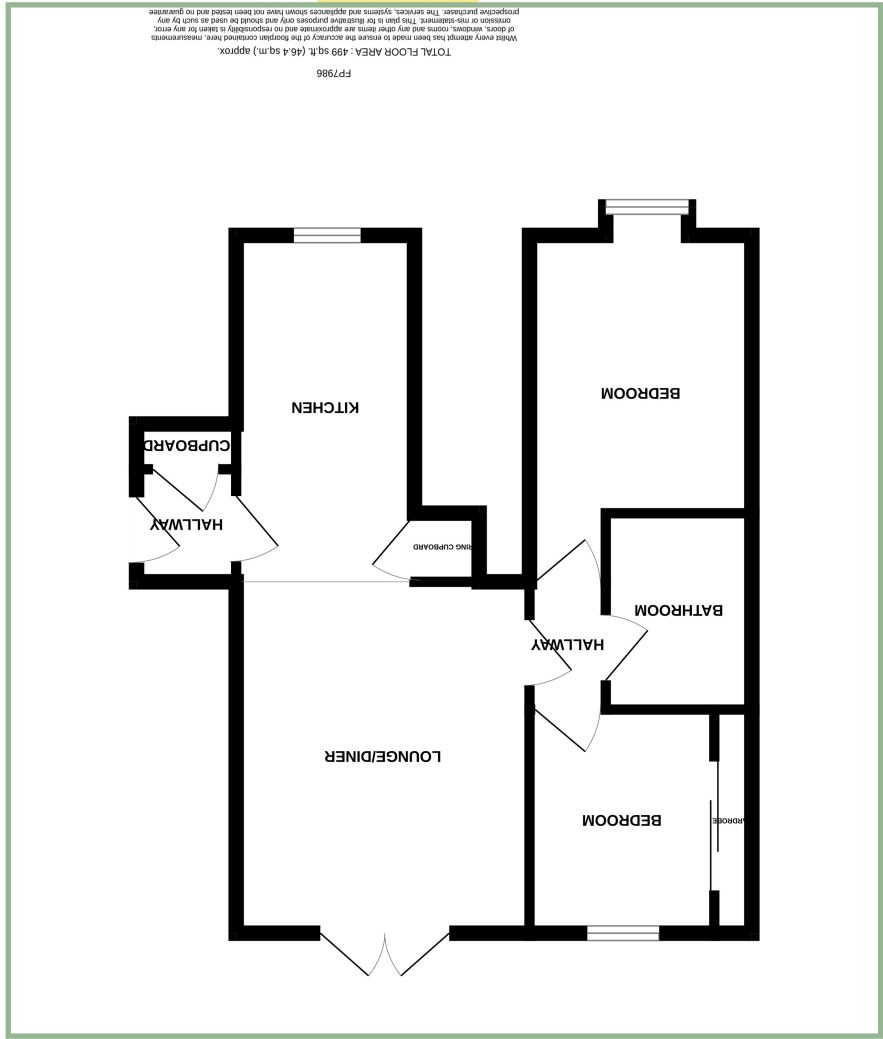


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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		
69-80	C		
81-91	B	89 B	89 B
92+	A		



Immaculately Presented Two Bedroom Ground Floor Apartment

Description

An immaculately presented two bedroom purpose built ground floor apartment situated in a convenient location allowing for easy access to the link road to Llandudno, the A55, shops and primary school.

The well planned accommodation comprises: Entrance hall with store cupboard, kitchen with integrated gas hob, electric oven and space and plumbing for a washing machine and fridge/freezer, airing cupboard housing the hot water cylinder, lounge/diner with double patio doors onto the rear garden, inner hallway providing access to the master bedroom, second bedroom and bathroom.

UPVC double glazing and gas fired boiler.

To the outside there is two allocated parking spaces and an enclosed rear garden with a flagged seating area, lawn and an area laid to stone chippings.

- ✓ IMMACULATELY PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ TWO ALLOCATED PARKING SPACES
- ✓ ENCLOSED REAR GARDEN
- ✓ CONVENIENT LOCATION
- ✓ NO CHAIN
- ✓ LEASEHOLD

Hallway

4' 3" x 3' 7" 1.29m x 1.09m

Kitchen

13' 3" x 6' 10" 4.04m x 2.08m



Lounge/Diner

13' 5" x 11' 2" 4.09m x 3.40m



Inner Hall

5' 5" x 2' 11" 1.65m x 0.88m

Bedroom One

12' 4" max x 8' 10" 3.76m x 2.69m



Bedroom Two

7' 1" plus wardrobes x 8' 5" 2.16m x 2.56m



Bathroom

7' 6" x 5' 6" 2.28m x 1.67m



Agent Notes : Apartment is leasehold on a 999 year lease from June 2020 with a ground rent of £125 per annum and a maintenance charge of £360 to include the buildings insurance.

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 and Colwyn Bay 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. Proceed to turn left onto Victoria Drive. At the end of Victoria Drive, turn right onto Marl Lane. Llys Wynne is the second left, where you will see the newbuild development. Turn immediate right where number 52 will be found on the left (The front door is on the side)

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

2 Bedroom Ground Floor Apartment

52 Llys Wynne
Llandudno Junction
LL31 9HD

NO CHAIN

£165,000

Reference Number: FP7986
28/3/2024

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

