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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		75 C	85 B



# Immaculately Presented Four Bedroom, Three Storey Modern Mid Terrace Home

## Description

A beautiful and immaculately presented four bedroom, three storey, mid-terrace home situated in a popular and convenient location, allowing for easy access to the centre of the village, link road to Llandudno, A55 and the primary schools.

The property enjoys views towards Marl Woods, mountains and countryside.

The accommodation comprises: Entrance hallway, downstairs toilet, kitchen/diner, integrated dishwasher, fridge/freezer, washing machine, electric oven/grill and a five ring gas hob. Reception rooms comprise of a lounge, light conservatory with french doors leading onto the garden made up of paving slabs and artificial grass .

To the first floor: Landing with airing cupboard, two double bedrooms, a single bedroom and family bathroom.

To the second floor: Master bedroom, en-suite shower room and a walk-in wardrobe.

UPVC double glazing and gas combination boiler. Outside to the front is driveway parking for two cars.

- ✓ FOUR BEDROOM MODERN HOME
- ✓ SITUATED IN A POPULAR & CONVENIENT LOCATION
- ✓ EASY ACCESS TO LINK ROAD TO LLANDUDNO & PRIMARY SCHOOL
- ✓ WELL PRESENTED THROUGHOUT
- ✓ FREEHOLD

## Hallway

16' 3" x 3' 3" 4.95m x 0.99m

## W.C

5' 4" x 2' 11" 1.62m x 0.88m

## Kitchen/Diner

16' 8" x 8' 10" 5.08m x 2.69m



## Lounge

16' 1" x 10' 5" 4.90m x 3.17m



## Conservatory

18' 8" x 9' 1" 5.69m x 2.77m

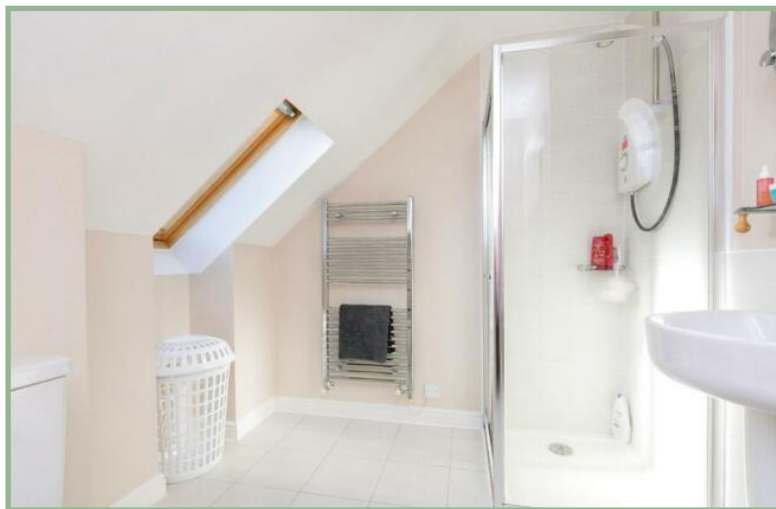
## Bedroom One

12' 5" max x 8' 11" 3.78m x 2.71m



## Ensuite

8' 11" x 7' 1" 2.71m x 2.16m

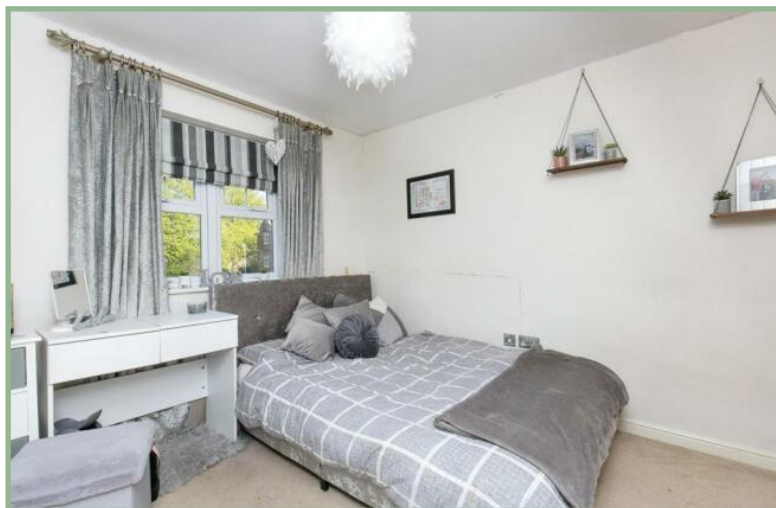


## Dressing Room

6' 2" x 4' 10" plus built in wardrobes 1.87m x 1.47m

## Bedroom Two

13' 6" x 9' 4.11m x 2.74m



## Bedroom Three

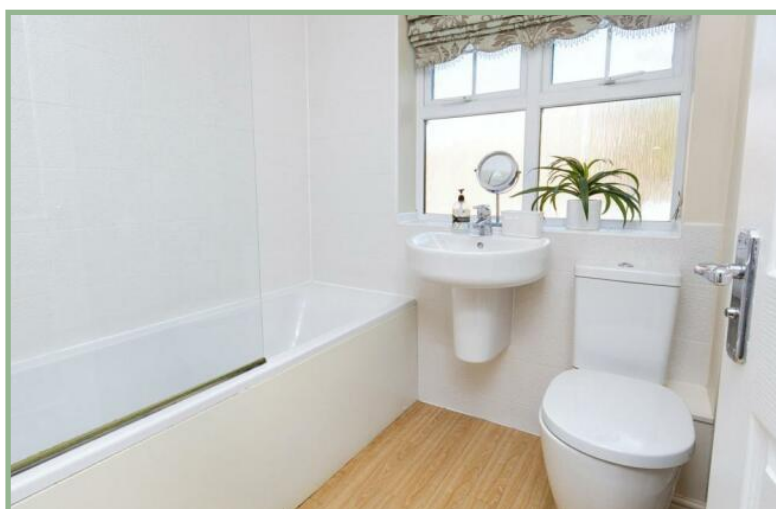
9' 9" x 6' 8" 2.97m x 2.03m

## Bedroom Four

12' 5" x 16' max 3.78m x 4.87m

## Bathroom

6' 8" x 5' 6" 2.03m x 1.67m



## 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, then right again, the property will be on your right just before the bend in the road.

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

4 Bedroom, 3 Storey Mid Terrace

120 Llys Onnen  
Llandudno Junction  
Conwy  
LL31 9FD

**£269,950**

Reference Number: FP7961  
26/2/2024

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:

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