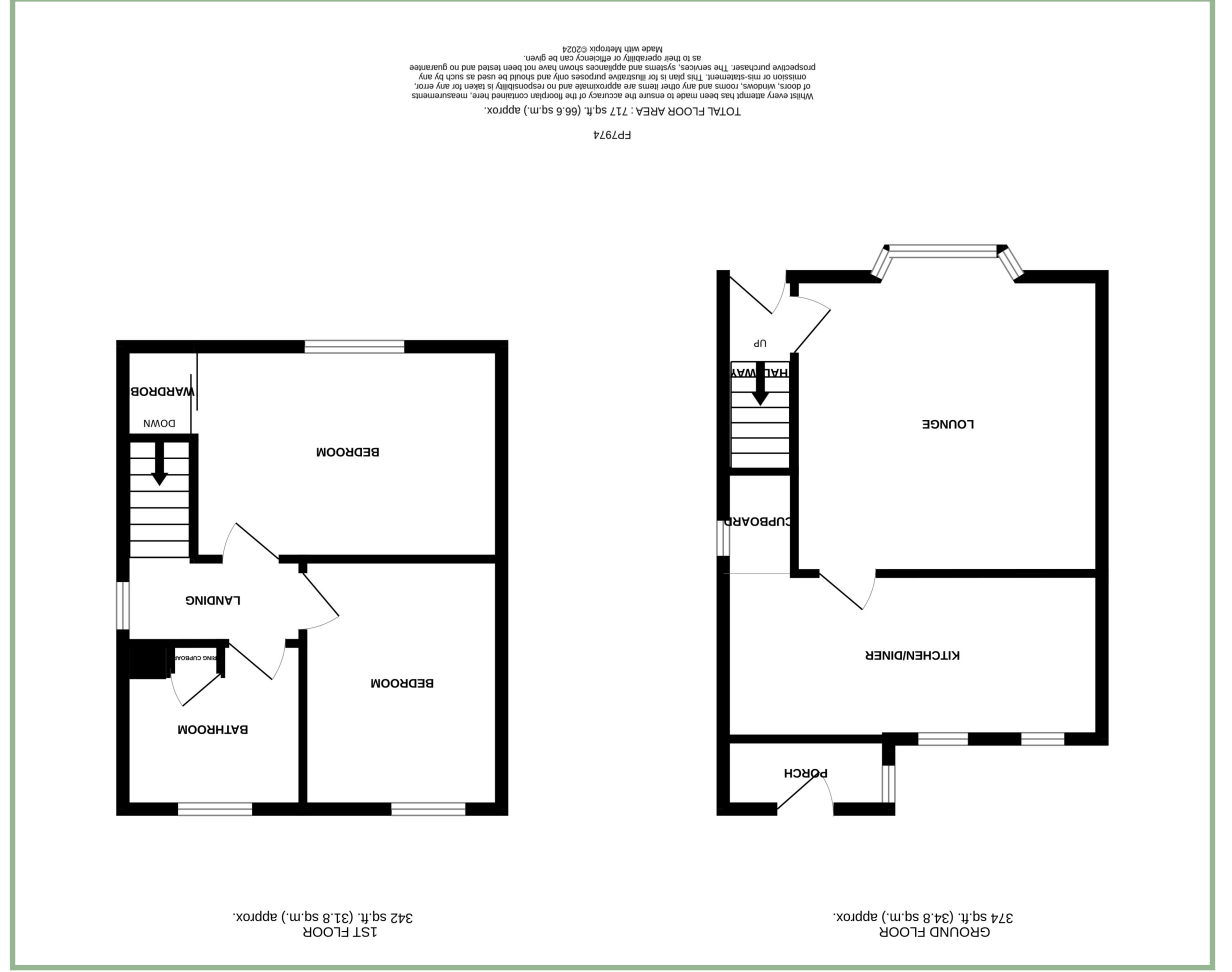


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	70 C	
81-91	B		87 B
92+	A		



Two Bedroom Semi Detached Home In Need Of Refurbishment

Description

A two bedroom semi detached home situated for easy access to the shops, transport links, café's and primary school.

The accommodation is in need of refurbishment comprises: Entrance hall, lounge with gas fire, kitchen/diner with under stairs cupboard and rear porch/utility.

To the first floor: Landing, master bedroom with built in wardrobe and a second double bedroom and bathroom with airing cupboard.

UPVC double glazing and gas central heating with a separate hot water cylinder.

To the outside there is a front garden area, gated side pathway leading to the rear garden which is laid for low maintenance with a timber shed.

- ✓ TWO BEDROOM SEMI DETACHED HOME
- ✓ SITUATED CLOSE TO THE SHOPS, TRANSPORT LINKS AND PRIMARY SCHOOL
- ✓ IN NEED OF REFURBISHMENT
- ✓ NO CHAIN
- ✓ FREEHOLD

Lounge

14' 4" max x 13' 8" 4.37m x 4.16m



Kitchen/Diner

16' 11" x 7' 4" 5.15m x 2.23m



Rear Porch

7' 2" x 2' 10" 2.18m x 0.86m

Bedroom One

13' 9" plus wardrobes x 9' 5" 4.19m x 2.87m



Bedroom Two

10' 7" x 8' 10" 3.22m x 2.69m



Bathroom

7' 10" x 7' 7" 2.39m x 2.31m



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, into the village, left onto Pehrhos Avenue, right at the 'T' junction, follow the road round where number 127 can be found on the right.

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

2 Bedroom Semi Detached Home

127 Penrhos Avenue
Llandudno Junction
LL31 9EN

£165,000

Reference Number: FP7974
13/3/2024

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

