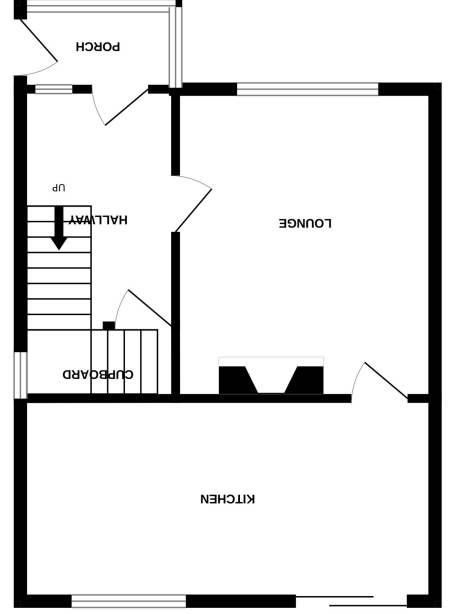
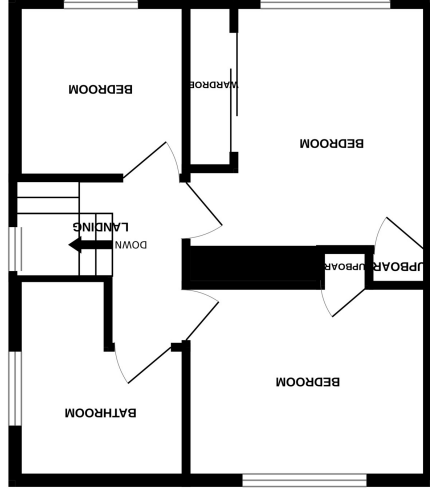




Make every attempt has been made to ensure the accuracy of the description contained here. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or misstatement. This plan is for illustrative purposes only and should be used as such 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.



GROUND FLOOR



1ST FLOOR

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	66 D	
69-80	C		
81-91	B		85 B
92+	A		



Beautifully Presented Three Bedroom Semi Detached Home

Description

A beautifully presented and well planned three bedroom semi detached home situated on the outskirts of the village enjoying far reaching views of the mountains. Situated in an ideal location for easy access to the local shops and train station, and is only a few minutes drive to Conwy and the A55.

The accommodation comprises: porch, hallway with under stairs storage cupboard, lounge with electric fire and kitchen/diner with gas hob, integrated fridge/freezer, dishwasher, washing machine and sliding patio doors leading into the garden.

To the first floor: hallway, two double bedrooms, both with a storage cupboard and one with built in wardrobes, a single bedroom and a spacious four piece bathroom.

UPVC double glazing and gas central heating with a combination boiler.

To the front of the property there is a low maintenance garden, driveway parking for several cars and a single detached garage with power and light.

To the rear there is a lovely South facing garden laid to flagstones, a timber summerhouse with power and light, wall and fence boundary and side gated access.

- ✓ BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOME
- ✓ EASY ACCESS TO THE LOCAL SHOPS AND TRAIN STATION
- ✓ SOUTH FACING REAR GARDEN
- ✓ DRIVEWAY PARKING AND SINGLE DETACHED GARAGE
- ✓ FREEHOLD
- ✓ NO CHAIN

Porch

6' 11" x 4' 7" 2.11m x 1.40m

Hallway

9' 11" x 5' 7" 3.02m x 1.70m



Lounge

13' 9" x 11' 6" 4.19m x 3.50m



Kitchen

17' 8" x 9' 5.38m x 2.74m



Landing

9' 1" x 4' 5" max 2.77m x 1.34m

Bedroom One

11' 9" x 9' 11" 3.58m x 3.02m



Bedroom Two

10' 1" x 9' 6" 3.07m x 2.89m



Bedroom Three

7' 7" x 7' 6" 2.31m x 2.28m

Bathroom

8' 11" max x 7' 6" 2.71m x 2.28m



Garage

18' 8" x 9' 3" 5.69m x 2.82m

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, proceed through the village, left onto Narrow Lane, right onto Cilgwyn where number 6 can be found on the right.

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

3 Bedroom Semi Detached Home

6 Cilgwyn
Llandudno Junction
LL31 9AU
NO CHAIN

£220,000

Reference Number: FP7971
8/3/2024

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

