

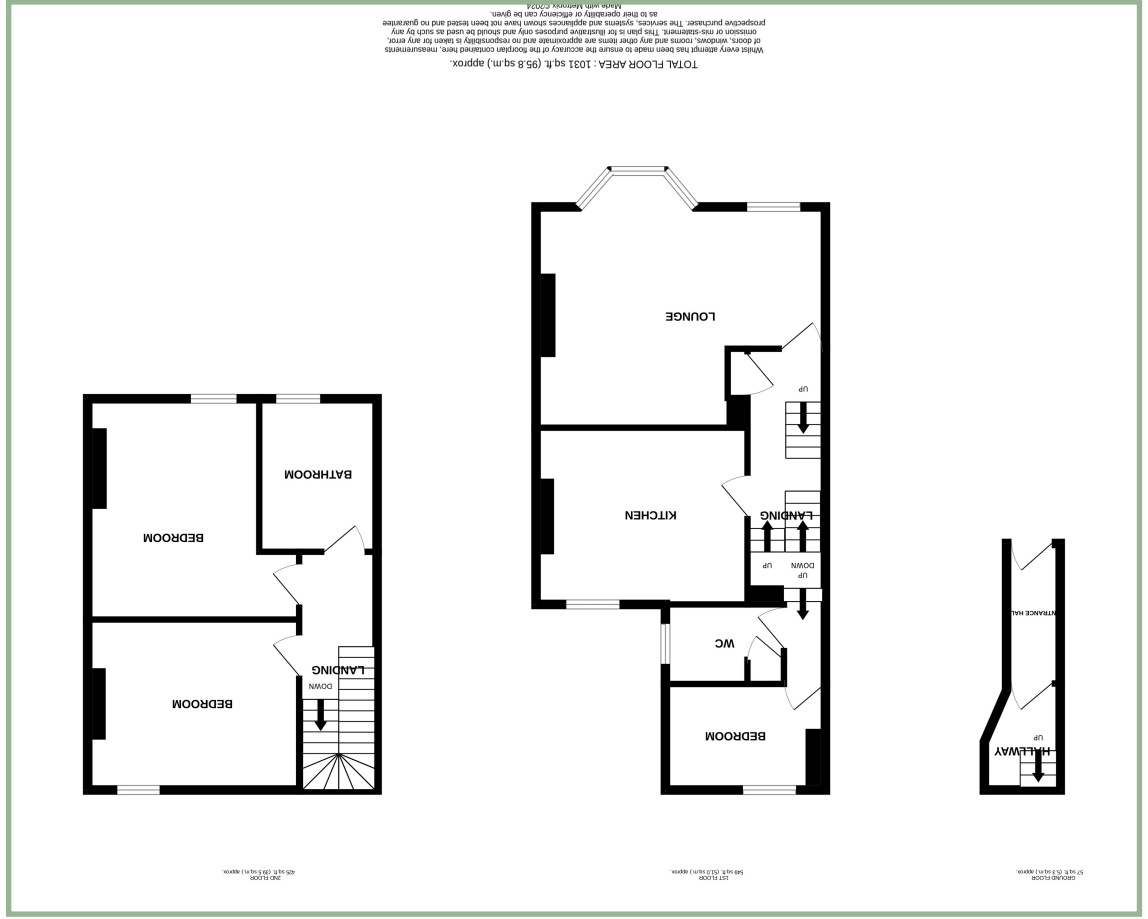
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www.fletcherpoole.com

Fletcher & Poole



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	61 D	
69-80	C		70 C
81-91	B		
92+	A		



# Three Bedroom Maisonette

## Description

A well located three bedroom maisonette in the centre of Llandudno Junction and within walking distance to the local shops, train station and bus routes.

The accommodation comprises to the ground floor: entrance hallway. Stairs lead to the first floor.

To the first floor: double bedroom, WC, kitchen with space and plumbing for a dishwasher, fridge and electric cooker. Spacious living room.

To the second floor two double bedrooms and a newly fitted bathroom.

UPVC double glazed windows and gas fired central heating.

- ✓ LOCATED IN CENTRE OF THE VILLAGE
- ✓ WALKING DISTANCE TO THE SHOPS & LOCAL AMENITIES
- ✓ SPACIOUS THREE BEDROOM MAISONETTE
- ✓ UPVC DOUBLE GLAZING

## Entrance Hallway

8' 8" x 3' 4" 2.64m x 1.01m

## Bedroom One

6' 7" x 10' 8" 2m x 3.25m



## W.C

4' 11" x 7' 1.50m x 2.13m

## Kitchen

11' x 13' 4" 3.35m x 4.06m



## Lounge

16' 10" into bay x 18' 9" 5.13m x 5.72m



## Storage

3' 6" x 1' 6" 1.06m x 0.45m

## Bedroom Two

10' 11" x 13' 4" 3.32m x 4.06m



## Bedroom Three

14' x 10' 11" 4.26m x 3.32m

## Bathroom

10' 7" x 7' 4" 3.22m x 2.23m



## Landing

14' 5" x 4' 11" 4.39m x 1.50m

## Location

Llandudno Junction has a variety of local shops and amenities. It is located right next to 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, go past Co-Op and the property is opposite the car park near the Maelgwyn Pub

Council Tax Band: A (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: D

## 3 Bedroom Maisonette

163 Conway Road  
Llandudno Junction  
Conwy  
LL31 9EG

**£180,000**

Reference Number: FP8004  
16/4/2024

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

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

