

Anthony Flint

property consultants



**30 Lon Bedw
Llandudno Junction
LL31 9FE**

**Asking Price Of
£190,000**







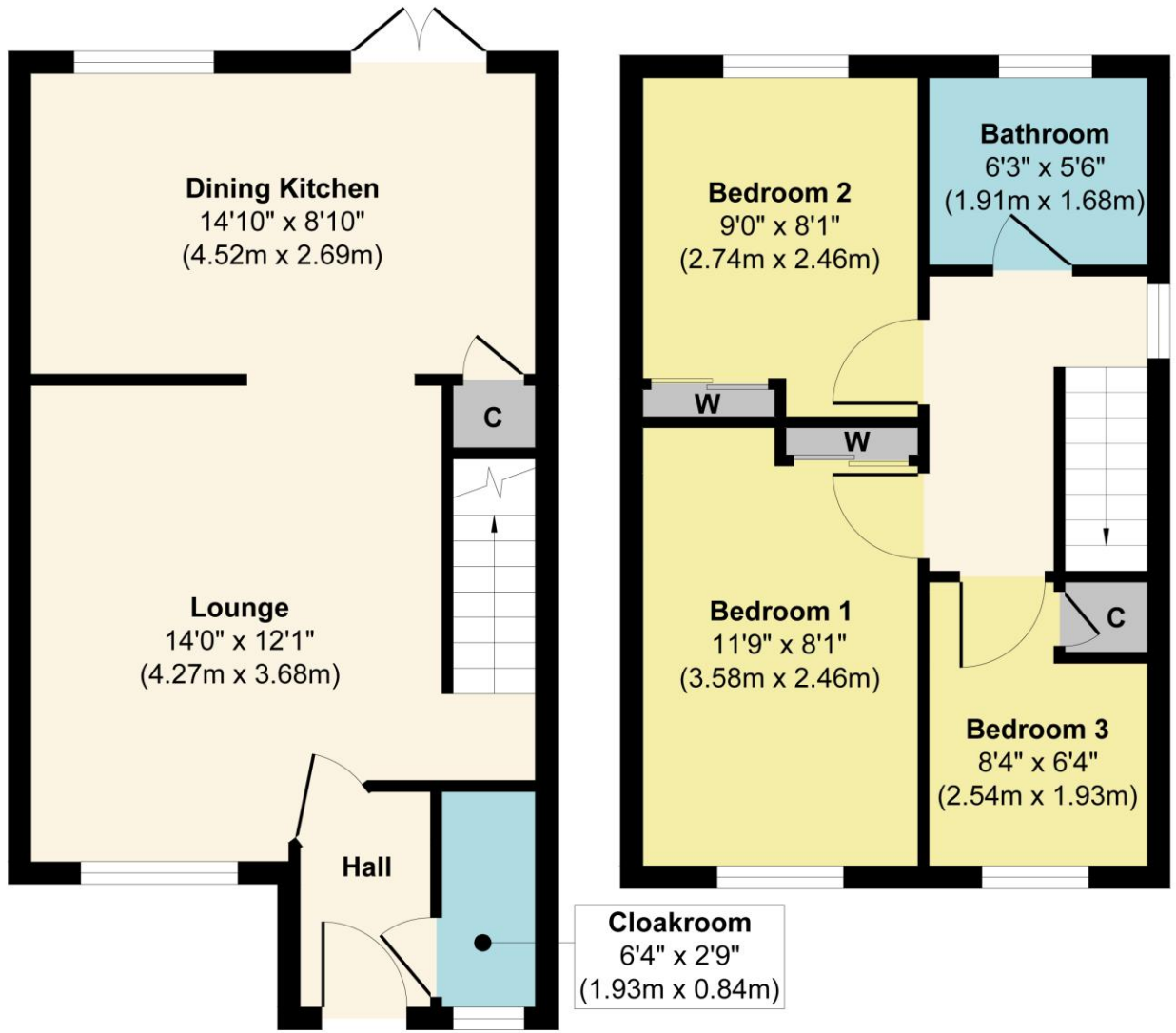
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A tastefully appointed end terraced house located on the outskirts of Llandudno Junction, with access to shops and supermarkets, schools, leisure complex, railway station, A55 expressway and transport links. Benefitting from gas fired central heating and double glazing, the property was built in circa 2012 by Messrs Macbryde Homes. In brief the property affords entrance hall with cloakroom, lounge and fitted dining kitchen, three bedrooms and bathroom. To the outside is an allocated parking space and visitor parking and enclosed lawned garden to rear.

Pathway leading to front of property with low maintenance slate border and established shrub border with bark chippings. Timber and glazed entrance door with decorative frosted panel leading to ENTRANCE HALL radiator, fuse board. CLOAKROOM 6'04" x 2'09" uPVC double glazed frosted window to front elevation with tiled window sill, two piece suite in white comprising low flush w.c. and wall mounted wash hand basin with mixer tap and tiled splash back, radiator. LOUNGE 14' x 12'01" max to stairwell, uPVC double glazed window to front elevation, stairway to first floor, radiator, telephone point, television point. Archway through to DINING KITCHEN 14'10" max x 8'10" max uPVC double glazed window to rear elevation, uPVC double glazed French style opening doors to rear garden, fitted with a range of modern wall, base and drawer units with complimentary work surfaces, upstands and end plinths, inset 1.5 bowl stainless steel sink unit with mixer tap, built in Electrolux high level oven, built in four ring gas hob with acrylic splash back and stainless steel extractor fan over, built in fridge freezer, wall mounted Ideal Logic central heating boiler within a matching unit, ceramic tiled flooring, space for washing machine, radiator, understairs storage cupboard. FIRST FLOOR LANDING uPVC double glazed window to side elevation, loft access, radiator. BEDROOM ONE 11'09" x 8'01" uPVC double glazed window to front elevation with roof top views over the surrounding area and countryside beyond, fitted wardrobe with sliding mirror doors, hanging rail and shelving, television point, radiator. BEDROOM TWO 9' x 8'01" uPVC double glazed window to rear elevation, built in wardrobes with sliding mirror doors, hanging rail and shelving, radiator. BEDROOM THREE 8'04" max x 6'04" uPVC double glazed window to front elevation with views over surround area and countryside beyond, built in cupboard with hanging rail, radiator. BATHROOM 6'03" x 5'06" uPVC double glazed frosted window to rear elevation with tiled window sill, three piece suite in white comprising panelled bath with shower tap and shower fitment over, glazed shower screen, low flush w.c., wall mounted wash hand basin with mixer tap and tiled splash back, shaver point, chrome ladder style heated towel rail, part tiled walls with feature tiled wall behind bath, extractor fan. EXTERNALLY one allocated parking space, visitor parking spaces. Rear - enclosed with wall and fence boundaries, mainly laid to lawn, timber garden shed, small patio area, timber gate providing side access. We are informed by the Vendors that the property is Leasehold for 999 years from 2013, Ground Rent is £150 and Maintenance Charges are £99.87. RB 23/04/2021.



30 Lon Bedw, Llandudno Junction



Ground Floor
 Approximate Floor Area
 373 sq. ft
 (34.65 sq. m)



First Floor
 Approximate Floor Area
 343 sq. ft
 (31.86 sq. m)

Approx. Gross Internal Floor Area 716 sq. ft / 66.51 sq. m

Not to Scale. For illustration purposes only.
 Produced by Elements Property



Tenure and Council Tax: Tenure - We are informed by the vendors that the property is Freehold. We are informed by the vendors that the Council Tax Band is Band C Conwy County Borough Council.

Viewing: Strictly by appointment through our Anthony Flint Office.

Services: Please note that none of the services, fittings, fixtures or appliances, heating/plumbing installations or electrical systems have been tested by the Estate Agent and no warranty is given to verify their working ability.

Proof of Identity and Funds: In order to comply with anti-money laundering regulations, Anthony Flint Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address. PROOF OF FUNDS: a copy of a mortgage offer or bank statement providing evidence of funding is required before we can advise Solicitors of a purchase.

General: If you need any advice relating to mortgages, surveys or solicitors then please ask a member of staff who will be happy to recommend a professional local company.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements