

Anthony Flint

property consultants



**6 Nant Y Coed
Llandudno Junction
LL31 9TZ**

**Asking Price Of
£165,000**



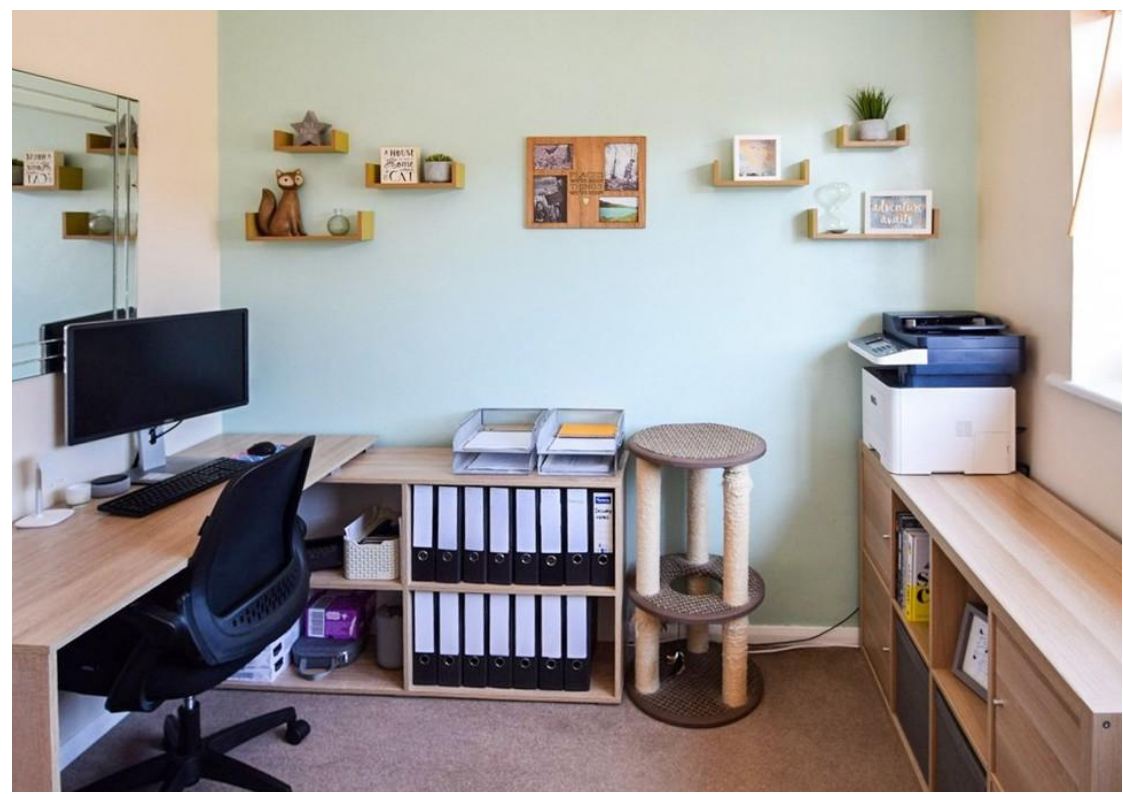




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An immaculately presented semi detached bungalow located in the popular village of Llandudno Junction, within easy access to the schools, shops, leisure complex, railway station and A55 expressway between Chester and Holyhead. Benefitting from gas fired central heating and double glazing, the accommodation affords entrance hall, lounge, kitchen with conservatory off, two double bedrooms and bathroom. To the outside, there is a low maintenance garden to the front with off road parking and enclosed South facing lawned garden at the rear.

uPVC double glazed ENTRANCE DOOR to side with frosted stained and leaded panel and matching side panel to ENTRANCE HALLWAY small cupboard housing fuse box with storage, coved ceiling, radiator, loft access. LOUNGE 12'08" x 10'09" uPVC double glazed French style doors with side panels onto decked area overlooking rear garden, radiator, television point, network socket, built in storage cupboard with shelving. KITCHEN 9'10" x 6'01" uPVC double glazed window to side elevation, fitted with a range of modern white wall, base and drawer units with chrome block handles, inset stainless steel sink unit with mixer tap, roll top work surface, built in Zanussi oven, built in four ring gas hob with extractor over, space for washing machine, space for fridge freezer, wall mounted Vaillant central heating boiler, part tiled splash backs, wood effect laminate flooring. Doorway through to CONSERVATORY 9'11" x 6'03" uPVC double glazed windows on a low brick wall overlooking rear garden, uPVC double glazed door onto raised decked area, wood effect laminate flooring, two wall light points, electric sockets. BEDROOM ONE 14' x 8'08" max to robes, uPVC double glazed window to front elevation with views of the surrounding area, built in wardrobes to one wall with shelving, drawers and hanging space and sliding mirrored doors, radiator, network socket. BEDROOM TWO 9'10" x 9'01" uPVC double glazed window to front elevation with views of the Obelisk and surrounding area, radiator, network socket. BATHROOM uPVC double glazed frosted window to side elevation, three piece suite in white comprising panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap, low flush w.c., part tiled walls in marble style ceramics, inset spot lighting, radiator, wall mounted towel rail. EXTERNALLY Rear - South facing garden with raised decked area with steps down to lawn, gravelled pathway, separate gravelled area, garden shed. Timber gate to side leading to driveway for off road parking. PLEASE NOTE: Under Section 21 of the Estate Agents Act 1979, Anthony Flint Estate Agents declare that an employee is a connected person in relation to the sale of this property. RB 16/04/2021



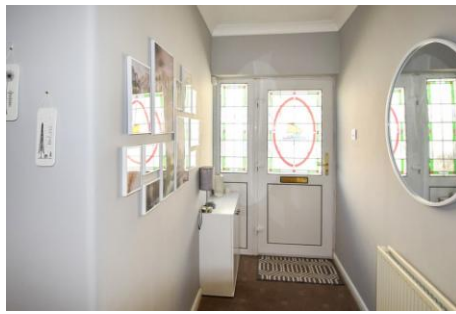


Floor Plan
Approximate Floor Area
564 sq. ft
(52.39 sq. m)

Approx. Gross Internal Floor Area 564 sq. ft / 54.39 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.

Anthony Flint

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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 and 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