

Anthony Flint

property consultants



183 Conway Road,
Llandudno Junction, LL31 9AY

Asking Price Of
£210,000

www.anthonyflint.co.uk llandudno@anthonyflint.co.uk

01492 877418







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No.183 Conway Road is a beautiful four-bedroom semi-detached family home right in the heart of Llandudno Junction. The current vendors have extended and modernised the property to a very high standard so it now presents as an elegant, deceivingly spacious family home. Location wise the property is ideally located on the Llandudno Junction high street within walking distance of cafes, restaurants and public transport that provides links to Anglesey, Chester and further afield. You are only just over the bridge from the historic town of Conwy and a short distance from the highly popular seaside town of Llandudno.

No Onward Chain.

ACCOMMODATION

GROUND FLOOR: Lounge (13'08" x 11'02" max), kitchen/dining room with French doors leading to rear courtyard area (14'05" x 20'08" narrowing to 10'03" x 7'00"), laundry room (6'02" x 2'08") and bathroom (7'08" x 5'09").

FIRST FLOOR: Bedroom #1 (11'03" x 14'07"), Bedroom #2 (9'02" x 12'08") and Bedroom #4 (7'00" x 7'02").

SECOND FLOOR: Bedroom #3 with dormer windows (11'03" x 9'00")

EXTERNALLY: Small courtyard/garden area to the front of the property with fence to add some privacy to the property. To the rear there is a patio/courtyard area with spacious outbuilding.

SPECIAL FEATURES

There is lots of storage space, including a spacious, boarded loft and a cupboard to a second loft area on the staircase from the first to the second floor.

The walls have been sound proofed, which is ideal in a semi-detached property in the heart of Llandudno Junction.

The current vendors have done a fantastic job modernising the property. New shutters were installed in June 2021, a new loft space was added and new carpet installed in 2020 and the dining room extension was done around two and a half years ago.

In the kitchen there is an integrated dishwasher and Beko oven and grill.

Beautiful modern interior including new elegant looking bathroom, main bedroom and lounge.

An electric fire has also been installed recently in the lounge.

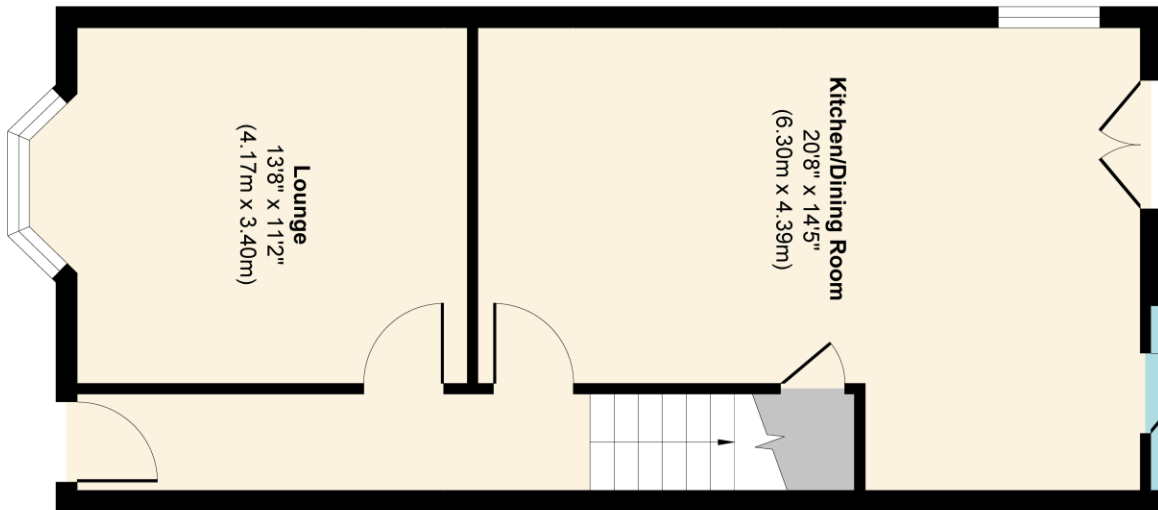
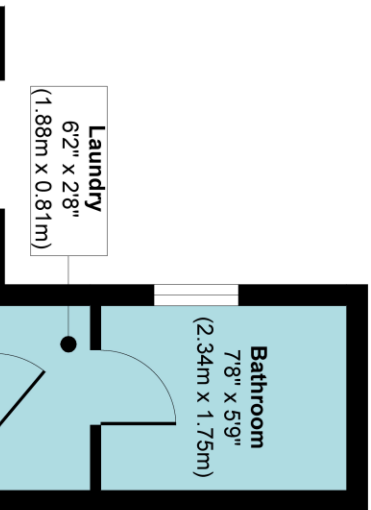
July 2021

VIEWING ARRANGEMENTS

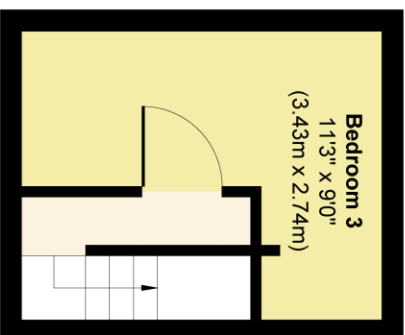
To book a viewing of this lovely property contact the team at Anthony Flint Property Consultants. Ph: 01492 877 418 E: llandudno@anthonyflint.co.uk
A: 125 Mostyn Street, Llandudno, LL30 2PE



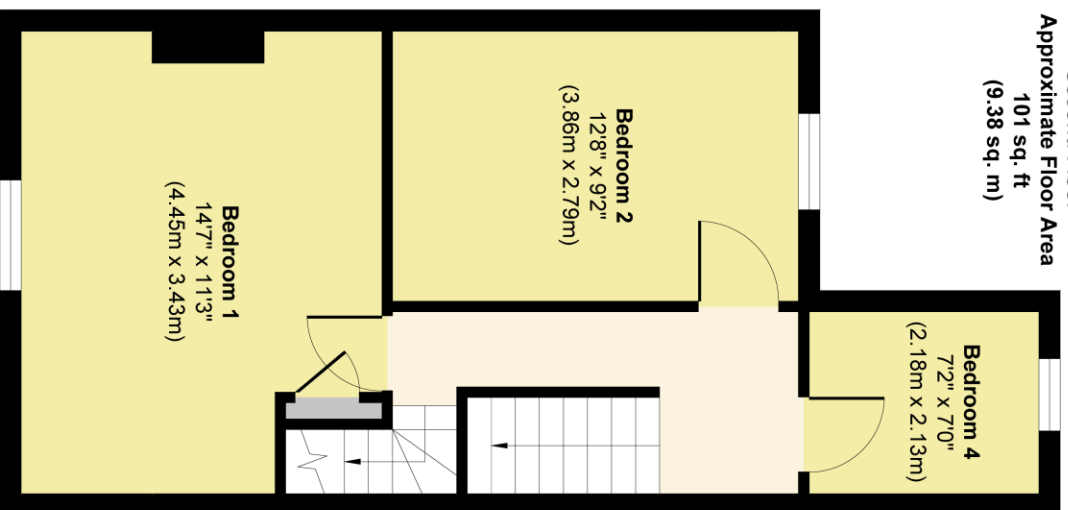
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Ground Floor
Approximate Floor Area
549 sq. ft
(51.00 sq. m)



Second Floor
Approximate Floor Area
101 sq. ft
(9.38 sq. m)



First Floor
Approximate Floor Area
392 sq. ft
(36.41 sq. m)

Approx. Gross Internal Floor Area 1042 sq. ft / 96.79 sq. m



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



Score	Energy Rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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.

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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.