

Anthony Flint

property consultants



54 Narrow Lane,
Llandudno Junction, LL31 9JD

Asking Price Of
£310,000

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No.54 is a very smart and immaculately presented 3 bedroom detached home, built by the highly popular developer Beech Homes, to their Harlech design and benefits from several extra's the current owners added to the original, already high specification. The property is one of only two which sits on Narrow lane, backing onto the main development of Gwel y Mynedd with the landscaped play-park to the rear. Facing South West the property has views over the surrounding area, with the Conwy Valley, mountain range and estuary in the foreground, the rear elevation looks out towards the lower slopes of Esgurynside & Bryn Pydew. The property benefits from Positive Input Ventilation - which circulates the air providing better air quality, Solar Photovoltaic Technology - generating electricity and hot water & an Evohome sophisticated central heating system.

The accommodation offers an L-shaped open-plan flowing living space of Lounge/Diner/Fitted Kitchen-Breakfast, with ground floor Cloakroom, access to integral Garage. To the first floor are three good sized Bedroom, the master with En-Suite Shower Room, plus a nice Family Bathroom.

RECEPTION HALL - 19'4" X 3'6" Ceramic tiled floor which flows through to the Cloakroom and the Fitted Kitchen.

CLOAKROOM - White two piece suite with Close Coupled W.C. and Wash Hand Basin with chrome fittings.

FITTED KITCHEN/BREAKFAST - 19'4" x 7'7" - Fitted with a range of base and wall cupboards featuring high gloss door and draw fronts, with soft close and white quartz square edged work surfaces, fitted chrome appliances of 5 burner gas hob with air purification hood over and eye level electric double oven, plus integrated dishwasher, space for fridge/freezer and washing machine.

Opens through to:- LOUNGE/DINER 20'0" x 10'10" overall

DINING AREA - 10'10" x 8'6" Rear aspect overlooking the garden.

LOUNGE AREA - 10'10" x 11'6" Rear aspect with French doors opening out on to the garden and terrace. Storage cupboard leading to the under stairs area.

Staircase with half turn landing leads up to the First Floor Landing.

PRINCIPAL BEDROOM - 14'1" X 10'10" Rear aspect with great views over the surrounding area EN - SUITE SHOWER ROOM - White 3 piece suite with double shower, close coupled w.c. and wash hand basin, all with chrome fittings, tiled floor, mirrored wall recess, down lighters.

BEDROOM 2 - 11'2" x 10'6" Front aspect with far reaching views towards Conwy.

BEDROOM 3 OR HOME OFFICE - 9'2" x 8'2" Front aspect with far reaching views towards Conwy.

FAMILY BATHROOM - White 3 piece suite with panelled bath and shower attachment over, close coupled w.c. and wash hand basin, tiled flooring and feature tiled walls. Built in Airing Cupboard with hot water system.

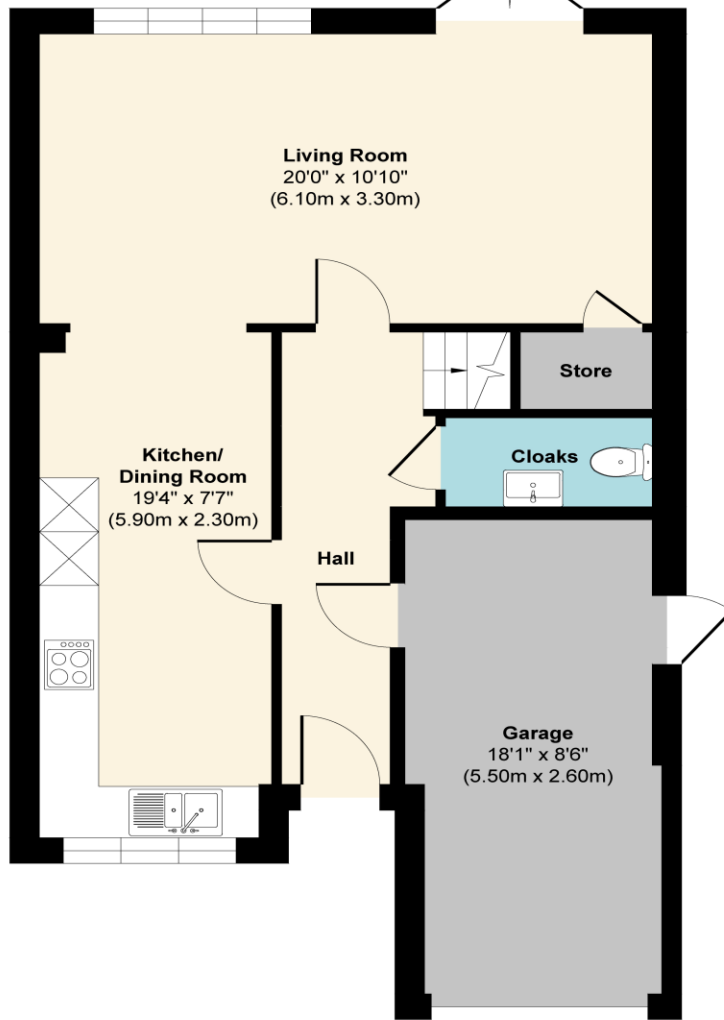
INTEGRAL GARAGE - 18'1" x 8'6" Panelled up and over garage door.

EXTERNALLY Front block paved drive with space for two cars, side garden area laid with artificial grass, brick and timber boundary fencing. Side access to Rear Garden with terrace and raised main section laid with artificial grass and timber decking, timber privacy fencing.

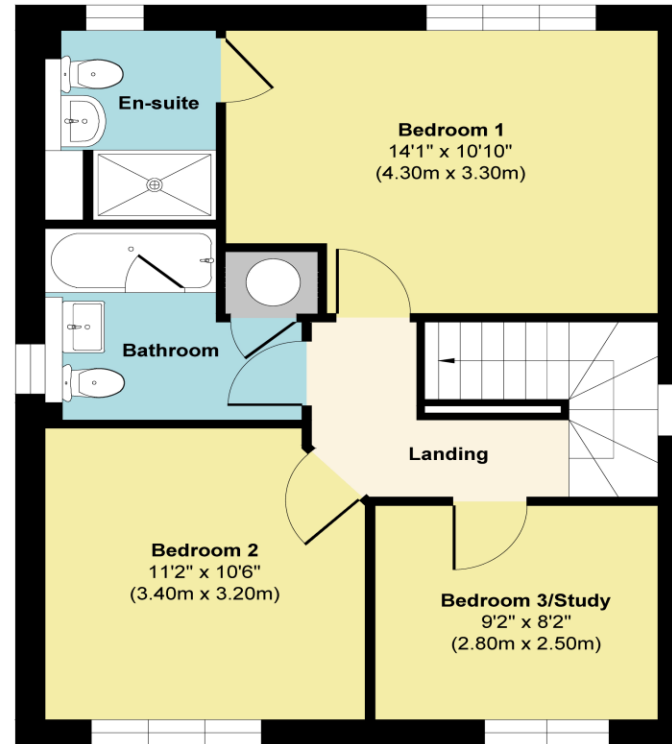
AHF January 2022



54 Narrow Lane



Ground Floor
Approximate Floor Area
506 sq. ft
(47.07 sq. m)



First Floor
Approximate Floor Area
536 sq. ft
(49.84 sq. m)



Approx. Gross Internal Floor Area 1042 sq. ft / 96.91 sq. m

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



Scores	Energy Rating	Current	Potential
92+	A		92 A
81-91	B	91 B	
69-80	C		
55-68	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 E 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.