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12 Nant Y Coed, Llandudno Junction LL31 9TZ • £152,500

Semi Detached Dormer Bungalow situated in a convenient and popular residential area.

- Semi Detached Dormer Bungalow Ideally Situated For Local Shops, Amenities & Access To The A55
- In Need Of Updating
- Entrance Hall, Lounge & Dining Room
- Kitchen & Utility/Rear Porch To Garden
- 2 First Floor Bedrooms With Lovely Views
- Front & Rear Gardens With Driveway & Garage
- Gas Central Heating & Mostly uPVC Double Glazing
- Viewing Highly Recommended
- EPC Band: 63



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16 Trinity Square, Llandudno, Conwy LL30 2RB

12 Nant Y Coed, Llandudno Junction, LL31 9TZ North Wales



Description: Situated amongst similar properties in a very convenient location, this Semi Detached Dormer Bungalow would benefit from updating and provides versatile accommodation with a lovely outlook of the surrounding hillside. The Entrance is at the side of the property and takes you into the L-shaped Hallway. The property has the advantage of 2 reception rooms, with Lounge and Dining Room both having a front aspect. The Kitchen is fitted with base and drawer units with rolled edge worktops and inset stainless steel sink unit. There is an electric point for cooker and plumbing for automatic washing machine. A door and steps lead down to the Utility/Rear porch which then leads out to the garden. The ground floor also has the Master Bedroom and Bathroom with fitted electric shower over the bath, Wc and pedestal wash basin. Stairs lead up to the first floor where there are 2 further Bedrooms, both with eaves storage and hillside views. The property has gas central heating and mostly uPVC double glazing.

Location: The popular community of Llandudno Junction, along with the neighbouring towns of Conwy, Llandudno and Colwyn Bay offer a wide range of shops, services and recreational facilities, ensuring your essential needs are well catered for. The excellent local road network will take you to the many coastal and rural attractions to be found in this part of North Wales, while the A55 Expressway will propel you in an easterly direction towards St Asaph, Deeside, Chester, Liverpool and Manchester, ultimately linking up with the UK motorway system and westerly towards Conwy, the Snowdonia National Park, Bangor and the Beautiful Isle of Anglesey.

Entrance Hall

Dining Room: 9' 11" x 8' 11" (3.04m x 2.73m)

Lounge: 13' 3" x 11' 0" (4.06m x 3.36m)

Bathroom: 6' 6" x 6' 1" (2.00m x 1.87m)

Kitchen: 9' 11" x 6' 2" (3.03m x 1.88m)

Utility Room: 11' 2" x 6' 3" (3.42m x 1.91m)

Master Bedroom: 12' 8" x 11' 0" (3.87m x 3.36m)

First Floor Landing

Bedroom 2: 11' 1" x 10' 11" (3.39m x 3.34m)

Bedroom 3: 9' 1" x 7' 10" (2.77m x 2.40m)



GROUND FLOOR
APPROX. FLOOR
AREA 622 SQ.FT.
(57.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 225 SQ.FT.
(20.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 847 SQ.FT. (78.7 SQ.M.)

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Outside

The front and rear gardens are lawned, with well stocked flower beds, hedging, trees and shrubbery. There are smaller paved areas. A driveway provides off-road parking and leads to the Garage.

Directions

Enter Llandudno Junction passing the train station on your right hand side and proceed through the centre of town. Turn left immediately after Barclays into Ronald Avenue and continue along this road. Turn right into Nant Y Coed and number 12 can be found on the right hand side.

Services

We are informed by the seller this property benefits from mains Water, Gas, Electricity and Drainage.

Heating

Gas Central Heating. The agent has tested no services, appliances or central heating system (if any).

Tenure

We have been informed the tenure is Freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Viewing by Appointment

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