



**110 Marl Drive | Llandudno Junction | LL31 9LF**

**£145,000**

Located on the outer confines of Llandudno Junction is this mid terrace home, stands just a short distance from a mixture of local shops, supermarket, train station and the A55. The interior in brief comprises; hall, lounge/diner, modern kitchen, three bedrooms and bathroom. Garage to rear. No chain

- **THREE BEDROOMS**
- **GARAGE AND PARKING TO REAR**
- **NO FORWARD CHAIN**
- **NEWLY FITTED KITCHEN**

Situated on the outer confines of Llandudno Junction is this mid terrace home which stands just a short distance from Llandudno Junction's main thoroughfare offering a mixture of local shops, supermarket, train station and the A55 expressway is also within close proximity for ease of commuting along the North Wales coast. The interior in brief comprises; hall, spacious lounge/diner, newly fitted modern kitchen, three bedrooms and bathroom. To the rear is a paved patio and also to the rear is off road parking and a garage. This property is an ideal first time buy or buy to let property. Offers no forward chain.

Timber part glazed entrance door into;

**HALL**

With storage cupboard housing gas fired central heating boiler, coved ceiling, double panel radiator, carpet, power points and door into;

**LOUNGE/ DINER**

17' 9" x 14' 8" (5.43m x 4.48m) With bay window to the front, TV point, dado rail, feature fireplace, coved ceiling, smoke alarm, carpet, double panel radiator, power points and upvc double glazed door leading to the rear.

**KITCHEN**

12' 1" x 6' 10" (3.69m x 2.10m) With a range of recently fitted modern white high gloss wall and base boards and drawers with complementing worktop surfaces over, inset stainless steel one and a half bowl single drainer sink, space and plumbing for washing machine, built in electric oven with four ring electric hob and extractor fan over, space for fridge/ freezer vinyl floor, double glazed window to the rear and power points.

**LANDING**

Stairs from the lounge lead up to the first floor landing with access to roof space, coved ceiling, smoke alarm, carpet, double glazed window to the rear and doors leading off.

**BEDROOM ONE**

11' 10" x 11' 9" max (3.63m x 3.59m max) With double glazed window to the front, radiator, carpet and power points.

**BEDROOM TWO**

11' 9" max x 9' 9" (3.59m max x 2.99m) With double glazed window to the front, double panel radiator, laminate floor and power points.

**BEDROOM THREE**

8' 7" x 7' 5" (2.63m x 2.28m) With double glazed window to the rear, radiator, telephone point, carpet, built in storage cupboard and power point.

**BATHROOM**

8' 0" x 5' 7" (2.46m x 1.72m) With a three piece suite comprising panelled bath with shower over and privacy screen, pedestal wash hand basin and low level WC. Double glazed window to the rear, double panel radiator, tiled floor and fully tiled walls.

**OUTSIDE**

To the front of the property is a small lawn garden and paved pathway leading to the front entrance. To the rear is a low maintenance paved garden. Also to the rear is garage with up and over door, power and light and also off road parking is available to the rear.

**DIRECTIONS**

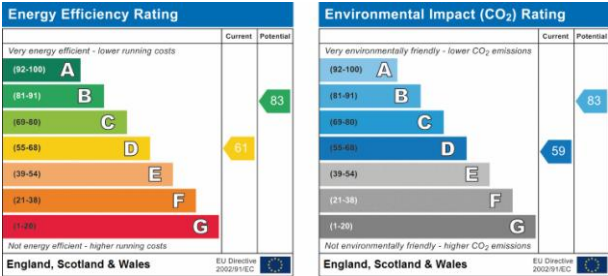
From our office turn left onto Madoc Street and straight ahead at the traffic lights, bearing left onto Vaughan Street and then right onto Mostyn Broadway. At the roundabout take the third exit. At the next roundabout take the first exit onto Conway Road, continuing out of Llandudno. At the roundabout take the second exit onto the A470. At the next roundabout continue straight ahead and at the next roundabout take the third exit. At the T junction turn left and continue onto Marl Drive. The property can then be found on the left hand side.

**SERVICES**

Mains electric, gas, water and drainage are all believed available or connected at the property. All services and appliances have not been tested by the selling agent.



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**COUNCIL TAX BAND**  
Tax band: B

**TENURE**  
Freehold

**LOCAL AUTHORITY**  
Conwy County Borough Council

**DATE**  
07/09/2019

**Contact Details**

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