

Please contact us before viewing the property. If there is any point of particular importance to you are contemplating travelling some distance to view the property, we will also confirm that the property remains available. This is particularly important if you are considering travelling some distance to view the property.

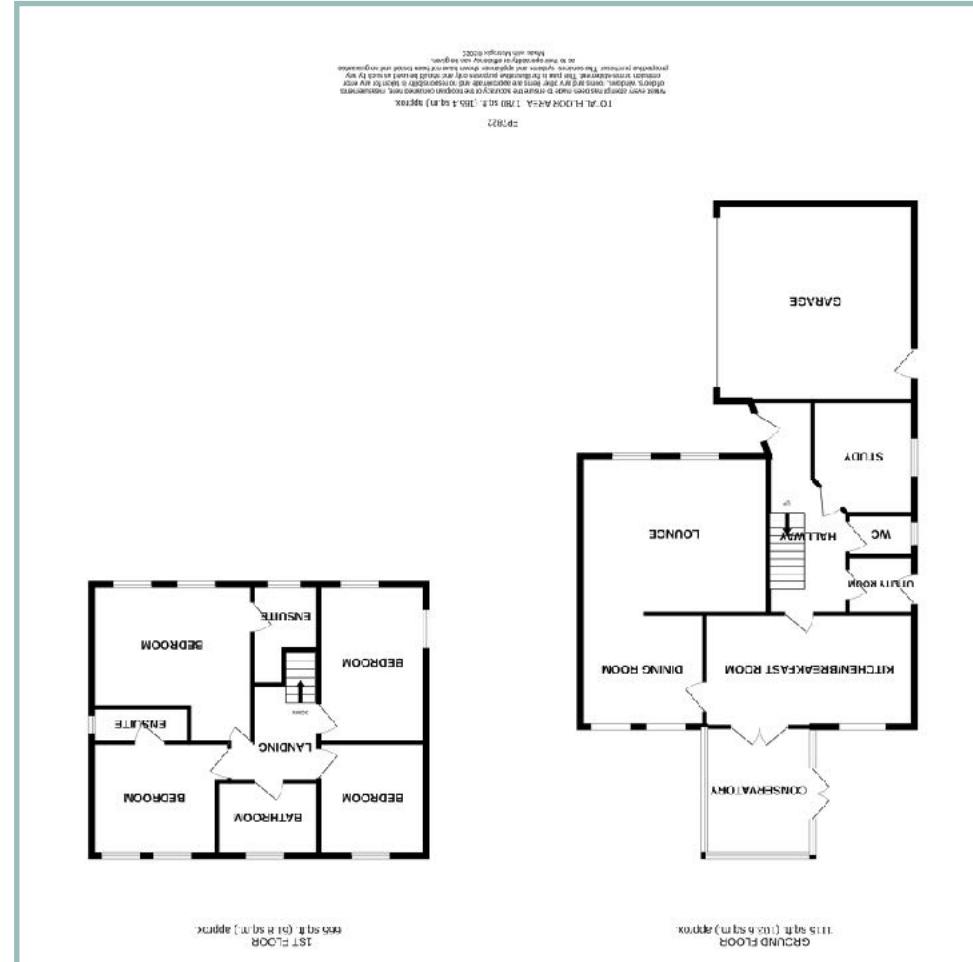
We strongly recommend that all the information which we provide about the property is verified by your self or to make further enquiries. We will also contact us before viewing the property, if there is any point of particular importance to you are considering travelling some distance to view the property, we will also confirm that the property remains available. This is particularly important if you are considering travelling some distance to view the property.

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We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

www.fletcherpooles.com

DIAMOND COLLECTION
Fletcherpooles



Immaculately Presented Four Bedroom, Modern Detached Home

Description

An immaculately presented four bedroom detached modern home situated in a tucked away cul-de-sac position, on a well maintained development built by McBride Homes.

Llys Onnen is located on the outskirts of the village and allows for easy access to the link road to Llandudno, A55, schools, shops and the historic walled town of Conwy.

The well planned accommodation comprises: Entrance hall, lounge with feature arched windows and access into the dining room. Study (currently used as a cinema room). Modern fitted kitchen with breakfast bar, integrated fridge/freezer and dishwasher, seven ring gas Ringmaster cooker and built in wine rack. Utility room with space and plumbing for a washing machine and dryer. To the first Floor: Landing, master bedroom with en-suite shower room, a second double bedroom with en-suite shower room. Two further bedrooms and family bathroom. UPVC double glazing and gas fired Baxi combination boiler.

To the outside there is driveway parking and a double garage with electric door and additional boarded loft storage area. Front garden area with established shrubs. A timber gate provides access to the rear garden which has two flagged patio seating areas, lawned area and raised planters. Fence boundaries.

- * FOUR BEDROOM DETACHED MODERN FAMILY HOME
- * SITUATED IN A CUL-DE-SAC LOCATION
- * EASY ACCESS TO THE LINK ROAD TO LLANDUDNO, A55, SHOPS & SCHOOLS
- * IMMACULATEDLY PRESENTED THROUGHOUT WITH WELL PLANNED ACCOMMODATION
- * SUNNY REAR GARDEN
- * VIEWS OF MARL WOODS

Hall

10' 9" max x 6' 1" 3.27m x 1.85m



Cloakroom

5' 8" x 3' 7" 1.72m x 1.09m



4 Bedroom Detached House

43 LLYS ONNEN
LLANDUDNO JUNCTION
CONWY
LL31 9EZ

£450,000
REDUCED FROM £475,000

Reference Number: FP7822

Fletcher & Poole,
3 Lancaster Square,
Conwy LL32 8HT

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 583100
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

Location

The property is situated in a most convenient location close to Llandudno Junction and Deganwy, with a variety of local shops and schools, and is on a bus route and main railway line. It is located midway between Llandudno and Colwyn Bay and is within easy access of the A55 dual carriageway.

Directions

From our Conwy office go over the bridge and straight on at the roundabout for Llandudno Junction. Take the first turning left into Victoria Drive, proceed along this road towards the far end. Take the right turning into Llys Onnen, left at the T junction, first right, bear right where number 43 can be found on the right.

Council Tax Band: F (provided on www.voa.gov.uk)

Energy Efficiency Rating: TBC



Immaculately Presented Four Bedroom, Modern Detached Home

Study

9' 10" x 8' 7" max 3.00m x 2.61m

Lounge

16' 2" x 13' 7" 4.93m x 4.14m

Dining Room

10' 8" x 9' 8" 3.25m x 2.94m



Kitchen/Breakfast Room

17' 11" x 9' 8" 5.46m x 2.94m

Utility Room

5' 8" x 4' 11" 1.72m x 1.50m

Conservatory

9' 1" x 11' 1" 2.77m x 3.38m



Landing

14' x 3' 4.26m x 0.91m

Bedroom One

13' 9" x 13' 8" 4.19m x 4.16m



En-Suite Shower Room

9' 6" max x 5' 8" 2.89m x 1.72m

Bedroom Two

9' 8" x 11' 9" 2.94m x 3.58m

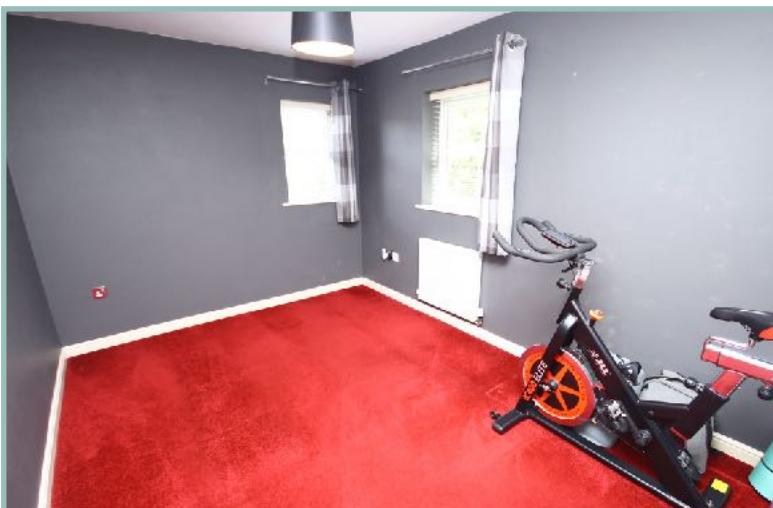


En-Suite Shower Room

8' 4" x 3' 2" 2.54m x 0.96m

Bedroom Three

12' 8" x 9' 3.86m x 2.74m



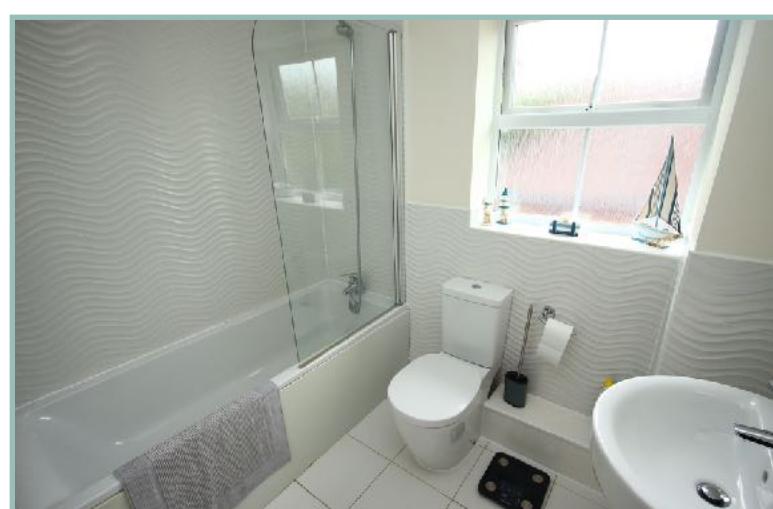
Bedroom Four

9' 8" x 9' 3" 2.94m x 2.82m



Bathroom

6' 4" x 7' 4" 1.93m x 2.23m



Garage

16' 11" x 16' 11" plus attic storage 5.15m x 5.15m Electric door, power and light.

4 Bedroom Detached House

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