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# 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
- \* IMMACULATLY 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](http://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](http://www.voa.gov.uk))

Energy Efficiency Rating: TBC





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## 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.

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