

Please contact us before viewing the property. If there is a particular point of interest or if 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 contemplating travelling some distance to view the property.

We strongly recommend that the information which we provide about the property is verified by yourself or your solicitors.

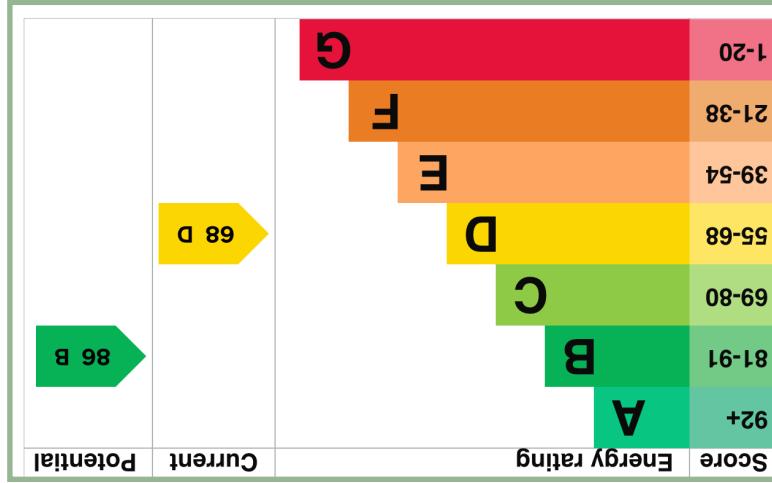
Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

Offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

We endeavour 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.

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F&P Fletcher Pool



A DELIGHTFUL 1930'S REFURBISHED SEMI DETACHED HOME IN A MOST POPULAR AND CONVENIENT RESIDENTIAL LOCATION AND OFFERED FOR SALE WITH NO CHAIN! BOOK NOW TO VIEW

Description

This three-bedroom 1930's semi-detached home has recently been refurbished throughout and benefits from being in a most popular and convenient residential location. Offered for sale with NO CHAIN call now to book your viewing and avoid disappointment. The accommodation in brief comprises, entrance hall with glazed front door, radiator, and wooden flooring. The living room is a dual aspect space with windows to both front and rear, wooden flooring, and radiator. The kitchen has a window to the rear, glazed door to the rear, wooden flooring, radiator, fitted modern wall and base level units, tiling to splash back areas, with complimentary wooden work tops incorporating a stainless-steel sink, drainer and mixer tap, plus integrated electric hob, and oven, fridge-freezer, and dishwasher, with space and plumbing for washing machine. The bathroom has a window to the front, tiled flooring, radiator, fitted three-piece white suite comprising, panel jacuzzi style bath with mood lighting, shower and screen, pedestal wash hand basin, and low-level WC, the walls are majority tiled with the bath area being PVC cladded. The utility room is under the stairs and has a window to the front, lighting, and power. The landing has carpet to the staircase, feature art deco spindles and banister, storage cupboard housing the combination boiler, and loft access hatch to the ceiling. Bedroom one is a dual aspect room with windows to the front and rear, carpet floor, radiator, and fitted shelving to alcove. Bedroom two is a second double room with carpet floor, window to rear, and radiator. Bedroom three has a radiator, window to the side, and carpet floor.

The property benefits from double glazed windows throughout the front ones are art deco in style, gas central heating is provided by a combination boiler which also supplies the hot water. Externally the property has a driveway with parking for two cars, there is a garage with glazed door, window to the side, power, and lighting. There is a second outbuilding which also benefits glazed door, window to side, shelving, lighting, and power. The rear of the property is fully enclosed and mainly laid to lawn with paved seating areas and large wooden built storage shed. The front and rear are not overlooked!

- ✓ DELIGHTFUL SEMI DETACHED HOME
- ✓ RECENTLY REFURBISHED
- ✓ THREE BEDROOMS
- ✓ DRIVEWAY
- ✓ GARDENS
- ✓ NO CHAIN

Hallway

13' 5" x 3' 7" 4.09m x 1.09m

Living Room

15' x 11' 1" 4.57m x 3.38m



Kitchen

12' 8" x 8' 3" 3.86m x 2.51m



Utility Room

5' 9" x 5' 5" max 1.75m x 1.65m

Bathroom

6' 5" x 5' 5" 1.95m x 1.65m



Bedroom One

15' x 11' 1" 4.57m x 3.38m



Bedroom Two

12' 8" x 8' 3" 3.86m x 2.51m

Bedroom Three

9' 4" x 7' 2" 2.84m x 2.18m

Garage

16' x 8' 4" 4.87m x 2.54m

Outbuilding

8' 4" x 5' 4" 2.54m x 1.62m

Location

The property is situated in a most convenient location close to Llandudno Junction and Deganwy, with a variety of local shops and schools (including the newly built primary school) and is on a bus route and main railway line. It is located midway between Llandudno, Colwyn Bay and Conwy, 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. Head towards the mini roundabout and take the first exit, follow the road past the first row of shops, and take your next left onto Marl Drive. Take the next left turn on to Marl Avenue, where the property is located at the head of the cul-de-sac.

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

Energy Efficiency Rating: D

Tenure: Freehold

3 Bedroom Semi Detached Home

24 Marl Avenue
Llandudno Junction
LL31 9LA

NO CHAIN

£225,000

Reference Number: FP8393
11/6/2025

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:

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