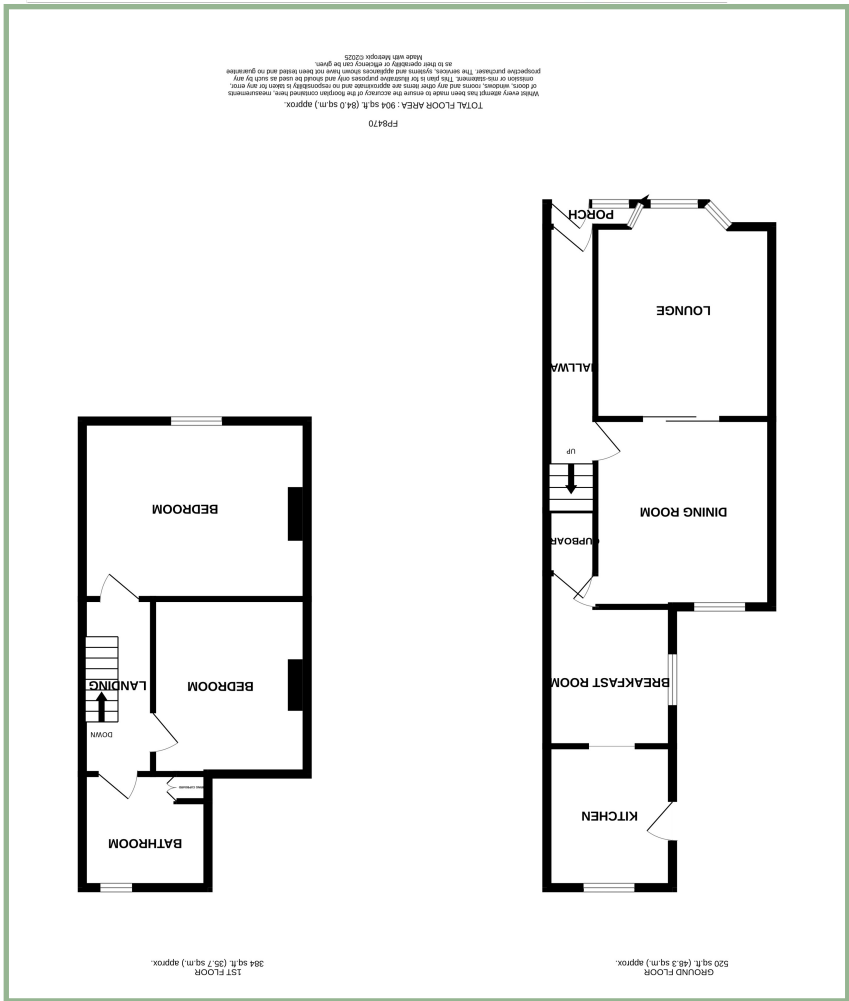


www.fletcherpoolle.com





TWO BEDROOM SEMI DETACHED HOME IN NEED OF RENOVATING

Description

A spacious two bedroom semi detached home situated in the heart of the village, within minutes walk of the train station, shops and cafes.

The accommodation which is in need of updating comprises: Entrance porch, hallway, dining room with sliding doors into the lounge, breakfast room with under stairs storage cupboard and access into the kitchen.

To the first floor: Good size landing, two double bedrooms and bathroom with an airing cupboard which houses the hot water cylinder.

UPVC double glazing and electric storage heaters with hot water tank.

- ✓ SPACIOUS AND EXTENDED TWO BEDROOM SEMI DETACHED HOME
- ✓ SITUATED IN THE HEART OF THE VILLAGE
- ✓ DRIVEWAY PARKING AND GARAGE
- ✓ LOW MAINTENANCE COURTYARD GARDEN
- ✓ IN NEED OF MODERNISATION
- ✓ NO CHAIN
- ✓ FREEHOLD

Porch

6' 3" max x 2' 1" 1.90m x 0.63m

Hallway

14' 6" x 3' 2" 4.42m x 0.96m

Lounge

13' 11" x 11' 5" 4.24m x 3.48m



Dining Room

11' 5" x 12' 1" 3.48m x 3.68m



Breakfast Room

11' 2" max x 7' 6" 3.40m x 2.28m



Kitchen

9' 1" x 7' 8" 2.77m x 2.33m



Bedroom One

15' 3" x 11' 5" 4.65m x 3.48m



Bedroom Two

11' 4" x 7' 10" 3.45m x 2.39m

Bathroom

7' 5" x 7' 10" 2.26m x 2.39m



Location

Llandudno Junction has a variety of local shops and amenities. It is located on a main railway line and bus route and is very close to the A55 Expressway for easy access to Chester and the motorways.

Directions

From our Conwy office go over the bridge and straight on at the roundabout for Llandudno Junction. Continue through the village, passing the railway station on the right, continue up the hill, after the traffic lights at the top turn right into Queens Road where number 13 can be found on the left.

Council Tax Band: C (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Efficiency Rating: TBC  
Tenure: Freehold

2 Bedroom Semi Detached Home

13 Queens Road  
Llandudno Junction  
LL31 9AA

£145,000

Reference Number: FP8470

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  
fax: 01492 583616  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

