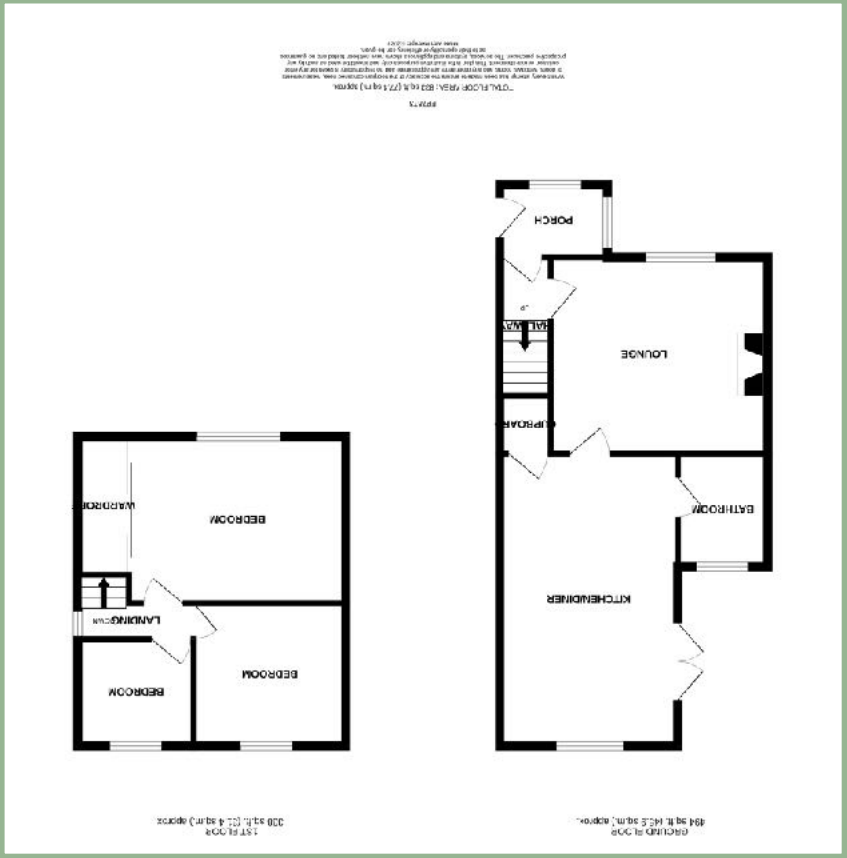


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	
55-68	D		87 B
39-54	E		
21-38	F		
1-20	G		



Extended & Refurbished Three Bedroom Semi Detached Home

Description

A beautifully presented, refurbished and extended three bedroom semi detached home situated close to the heart of the village, allowing easy access to the shops, cafes, train station, school and park. The current owners have refurbished the property to a high standard with a new extended kitchen/diner, modern bathroom, new boiler, new windows to the rear, redecorated, recarpeted and new flooring throughout, landscaped rear garden and a new driveway. The accommodation comprises: Entrance porch which also has space for shoes and a dryer with ventilation outlet. Hallway, lounge with multi fuel burner with oak lintel above, lovely bright kitchen/diner with a roof lantern, double patio doors onto the garden, range of handmade base units with solid wood worktop over, space for a gas range, dishwasher washing machine and American style fridge/freezer. Modern downstairs bathroom. To the first floor: Landing, master bedroom with large, deep fitted mirrored wardrobes and two further bedrooms. UPVC double glazing and Ideal gas fired combination boiler.

To the outside there is a driveway laid to slate shingle, pathway and timber gate providing access to the rear garden which has a lawned area, timber decked seating area off the kitchen and a flagged seating area, timber shed, wood store and external power sockets.

- ✓ REFURBISHED & EXTENDED THREE BEDROOM SEMI DETACHED HOME
- ✓ SITUATED IN A CONVENIENT LOCATION CLOSE TO THE SHOPS & AMENITIES
- ✓ ENJOYS DISTANT MOUNTAIN VIEWS
- ✓ LOVELY BRIGHT COTTAGE STYLE KITCHEN/DINER
- ✓ DRIVEWAY PARKING
- ✓ FREEHOLD

Porch

6' 11" x 4' 8" 2.11m x 1.42m

Lounge

12' 6" x 13' 10" 3.81m x 4.21m



Kitchen/Diner

18' 8" x 10' 8" 5.69m x 3.25m



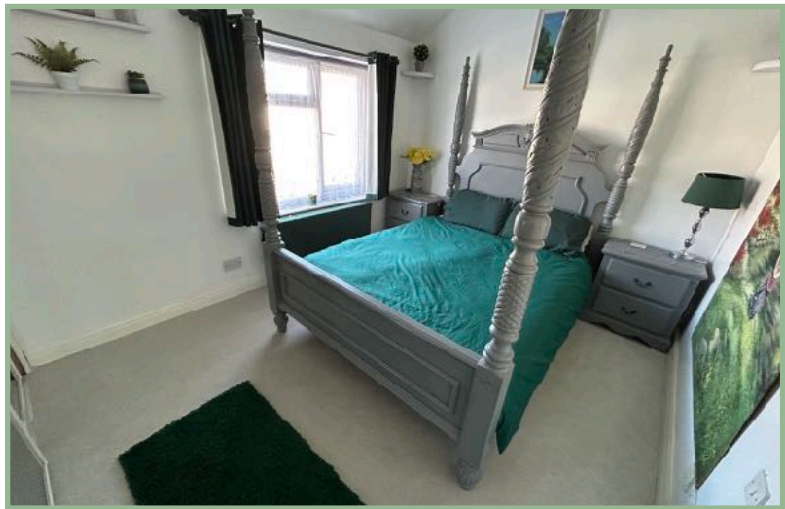
Bathroom

7' 3" x 5' 9" 2.21m x 1.75m



Bedroom One

15' 11" into wardrobes x 9' 7" 4.85m x 2.92m



Bedroom Two

10' 7" x 8' 10" 3.22m x 2.69m



Bedroom Three

7' 6" x 7' 10" 2.28m 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, second exit into Llandudno Junction, proceed over the mini roundabout, into the village, left onto Pehrhos Avenue, right at the 'T' junction, follow the road round where number 123 can be found on the right.

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

3 Bedroom Semi Detached Home

123 Penrhos Avenue
Llandudno Junction
LL31 9EN

£200,000

Reference Number: FP7873
16/10/23

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
web: www.fletcherpoole.com

