



1 Bedroom Ground Floor Flat

22 BROAD STREET
LLANDUDNO JUNCTION
CONWY
LL31 9HG

NO CHAIN
£85,000

Reference Number: FP7820
06/08/2024

Description

A modern one bedroom ground floor apartment situated close to the heart of the village and train station.

The accommodation comprises: Entrance hallway, lounge kitchen/dining room, inner hallway, bedroom and shower room. Upvc double glazing and electric heating. Yard to rear.

- ✓ MODERN WELL PLANNED GROUND FLOOR APARTMENT
- ✓ SITUATED FOR EASY ACCESS TO THE VILLAGE CENTRE & TRAIN STATION
- ✓ IDEAL FIRST TIME BUYER OR INVESTMENT PROPERTY
- ✓ NO CHAIN

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. Take the 2nd left onto Broad Street where number 22 can be found on the right.

Viewing

By appointment contact:

tel: 01492 583100
fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

Accommodation

UPVC frosted double glazed front door giving access into:

Entrance Porch

Laminate flooring, door through to:

Lounge

14' 4" x 11' 6" 4.37m x 3.50m



Kitchen/Diner

11' 8" x 11' 5" 3.55m x 3.48m



Bedroom

11' 9" x 10' 5" 3.58m x 3.17m



Shower Room

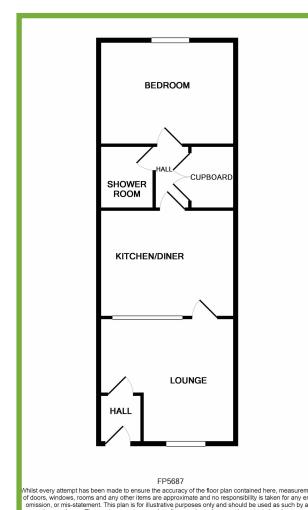
7' 9" x 5' 4" 2.36m x 1.62m



AGENTS NOTES: Apartment is leasehold on a 999 year lease from 1991

Council Tax Band: B provides on www.voa.gov.uk

Energy Efficiency Rating :TBC



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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 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.



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