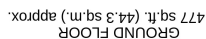
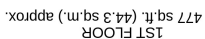


www.fletcherpoolle.com

An aerial photograph showing a large, dark, textured roof structure, likely a stadium or arena, with a large, light-colored, curved structure in the foreground. The image is oriented horizontally on the page.

While every attempt has been made to ensure the accuracy of the data contained herein, measurements of doors, windows, rooms and appliances are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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FP8487



WELL PLANNED THREE BEDROOM SEMI DETACHED HOME

Description

A modern and well presented three bedroom semi detached home situated in a very convenient location on the outskirts of the village allowing for easy access to the link road to Llandudno and the A55. The property enjoys views over the Carneddau mountains, Marl woods and the Obelisk.

The spacious and well planned accommodation comprises: Entrance hall with understairs storage cupboard, W.C, lounge, kitchen/diner with integrated gas hob, electric oven and space and plumbing for a washing machine, fridge/freezer and dishwasher and patio doors from the dining area onto the garden.

To the first floor: Landing, master bedroom with built in wardrobes, a second double bedroom, single bedroom three and modern family bathroom.

UPVC double glazing and Glow Warm gas fired boiler with hot water cylinder.

To the outside there is block paved driveway parking for two vehicles and a front area to store the recycling and refuse bins, there is a side pathway to the rear which currently has a timber store. The rear garden has been landscaped to provide a contemporary and family friendly area with paved seating areas and path, lawned area and timber pagoda.

- ✓ WELL PLANNED THREE BEDROOM SEMI DETACHED HOME
- ✓ ENJOYS VIEWS OVER THE CARNEDDAU MOUNTAINS, MARL WOODS & THE OBELISK
- ✓ LOVELY LANDSCAPED REAR GARDEN
- ✓ OCCUPIES A GOOD POSITION ON THE DEVELOPMENT
- ✓ EASY ACCESS TO THE PARK AND PRIMARY SCHOOL
- ✓ FREEHOLD

Hallway

15' 7" x 8' 2" 4.75m x 2.49m

W.C

5' x 3' 9" 1.52m x 1.14m

Lounge

15' 8" x 10' 9" 4.77m x 3.27m



Kitchen/Diner

17' 2" x 9' 7" 5.23m x 2.92m



Landing

9' 5" x 6' 2" 2.87m x 1.87m

Bedroom One

12' 11" plus wardrobes x 10' 8" 3.94m x 3.25m



Bedroom Two

10' 1" x 10' 11" 3.07m x 3.32m



Bedroom Three

9' 7" x 8' 2.92m x 2.43m

Bathroom

5' 10" x 6' 9" 1.78m x 2.06m



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 right onto the A55. Come off for Llandudno, second left at the roundabout for Llandudno, at the first roundabout turn left, first left then right and right again into Lon Parciau.

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

Energy Efficiency Rating: A

Tenure: The property is freehold with a service charge of approximately £450 per annum paid to Block management for the maintenance of the communal areas.

3 Bedroom Semi Detached Home

4 Lon Parciau
Llandudno Junction
LL31 9FB

£267,000
REDUCED FROM £275,000

Reference Number: FP8487
20/10/2025

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:

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

