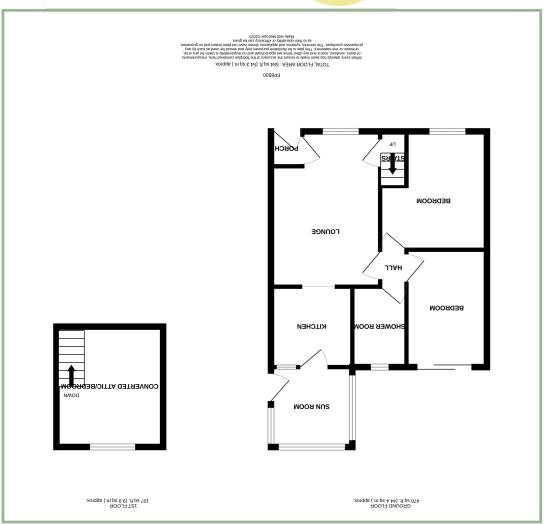
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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 wa will be pleased to provide additional information or to make further enduines. 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







TWO/THREE BEDROOM MID TERRACE DORMER BUNGALOW

Description

A two/three bedroom mid terrace dormer bungalow enjoying far reaching views towards the Carneddau mountains and Conwy town. The property is located in a convenient location, allowing for easy access in to the village, the train station, link road to Llandudno and the A55.

The accommodation comprises: Entrance hall, lounge, kitchen with gas hob, electric oven, space and plumbing for a washing machine and fridge/freezer, sun room with door into the garden. Inner hall with access to two bedrooms (one of which has patio doors onto the rear garden and a shower room. From the lounge there is a staircase leading to a converted attic which can be used as a bedroom. UPVC double glazing and gas fired Ideal boiler.

To the outside there is a driveway with parking for one vehicle and an area for recycling/refuse storage. To the rear there is a two tiered garden with shed

- √ TWO/THREE BEDROOM MID TERRACE DORMER BUNGALOW
- ✓ ENJOYS FAR REACHING VIEWS
- ✓ SUNNY REAR GARDEN
- ✓ EXTENDED TO THE REAR WITH CONVERTED LOFT SPACE
- ✓ DRIVEWAY PARKING
- ✓ FREEHOLD
- √ NO CHAIN

Porch

2′ 11″ x 2′ 11″ 0.88m x 0.88m

Lounge

14' 2" x 9' 11" 4.31m x 3.02m



Kitchen

7′ 4″ x 7′ 11″ 2.23m x 2.41m



Sunroom

7′ 3″ x 7′ 6″ 2.21m x 2.28m

Inner Hall

2′ 5″ x 2′ 9″ 0.73m x 0.83m

Bedroom One

10' 8" x 6' 11" 3.25m x 2.11m



Bedroom Two

10′ 10″ x 9′ 10″ 3.30m x 3m



Shower Room

7' 3" x 4' 4" 2.21m x 1.32m



Converted Attic/Bedroom

10′ 1″ x 11′ 1″ 3.07m x 3.38m

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. Continue onto Conway Road, turn left on to Marl Drive, take the third left onto Cae Coed, first right onto Glas Coed where number 13 can be found on the left.

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

Tenure: Freehold

2/3 Mid Terrace Dormer Bungalow

13 Glas Coed Llandudno Junction LL31 9LE

£170,000

Reference Number: FP8500 4/11/2025

Fletcher & Poole,
3 Lancaster Square,
Copyer 1132 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









