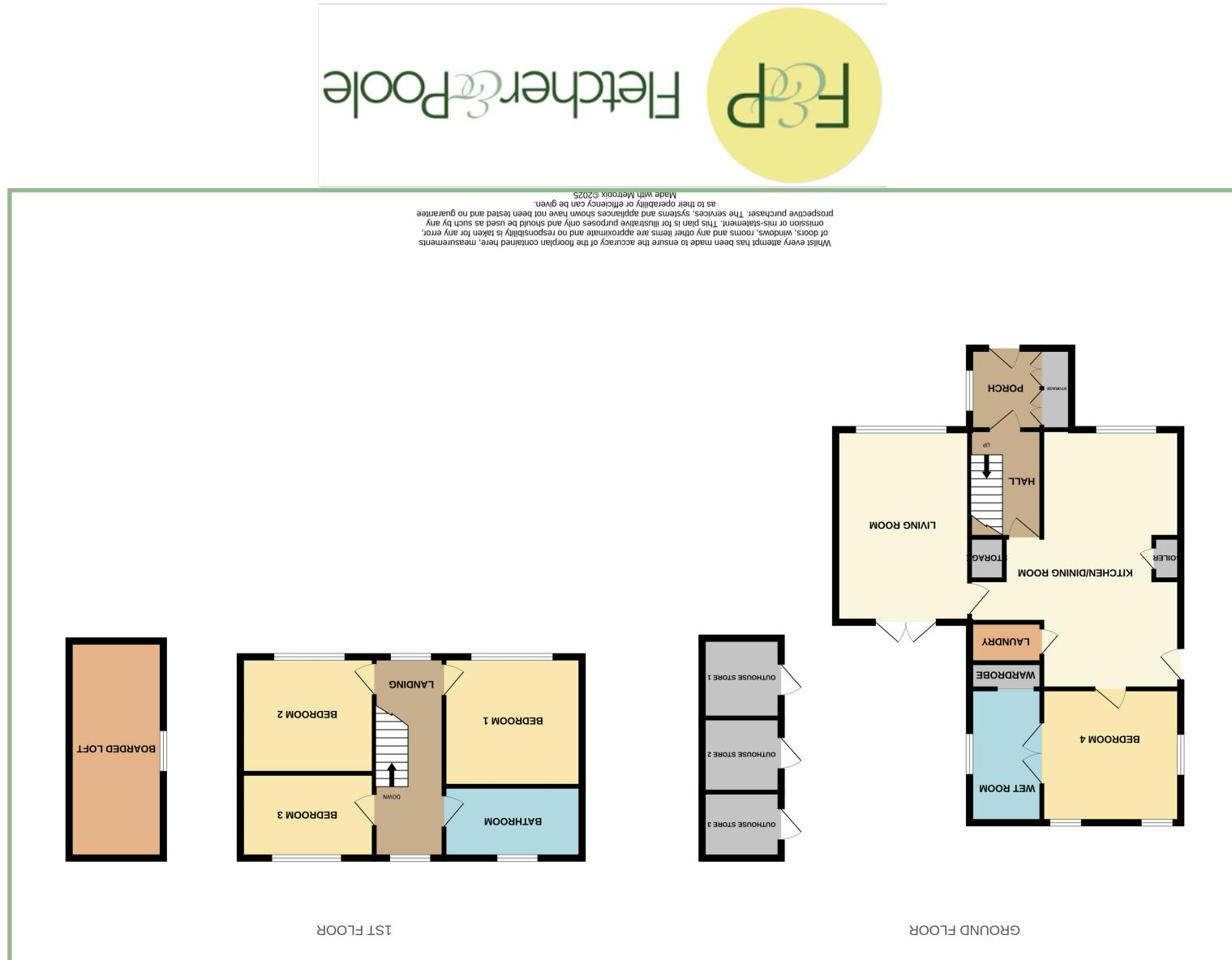


Please contact us before viewing the property. If there is particularly important if you are contemplating travelling some distance to view the property.  
We strongly recommend that at the point of purchase information which will be provided by your solicitor.  
We offer a contract. The seller does not make any representation of 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 endeavour 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.

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# DECEPTIVELY SPACIOUS AND IMMACULATEDLY PRESENTED FOUR BEDROOM / TWO BATHROOM SEMI DETACHED SITUATED ON A GENEROUS CORNER PLOT

## Description

This semi-detached home is situated on a generous corner plot and has been lovingly improved to an impressive standard by its current owners, with versatile accommodation and situation in a most popular location, early viewing is essential! The accommodation in brief comprises, porch with glazed front door, seating, window to side, shelving and fitted storage cupboard. The hallway has a glazed front door and stairs to the upper floor. The living room is a dual aspect room with window to the front and glazed French style doors to the rear, radiator, and feature gas fireplace inset chimney breast. The dining kitchen is a spacious room and offers a window to the front, glazed door to the side, and is fitted with matching wall and base units, complimentary work tops, tiled splash back areas, integral sink, drainer and mixer tap, plus integrated oven, hob and extractor, space for dining furniture, fitted cupboard housing the boiler, secondary deeper cupboard with space and plumbing for laundry facilities. The ground floor bedroom has windows to the rear and side, a radiator and double doors leading into the wet room, with shower, wash basin, and low-level WC, window to side, radiator and opening to a walk-in wardrobe. To the first floor are three well proportioned bedrooms, all with windows, radiators, and carpet floor, the master bedroom having fitted furniture, bedroom three having a fitted cabin bed and desk. The family bathroom is fitted with a four-piece suite comprising under floor heating, panel bath, enclosed shower cubicle, pedestal wash hand basin and low-level WC, tiling to all splash back areas, and window to rear, heated towel rail, and loft access hatch with drop down ladder to the boarded loft, with lighting and sky light window. Externally there are gardens to three sides, with mature flower bed, plant, shrub, hedge and tree borders, an ornamental pond, driveway, paved seating areas, greenhouse, storage shed, three outbuildings providing further storage, and fenced/ wall boundaries. The property is fully double glazed and gas central heated.

- ✓ CORNER PLOT SEMI DETACHED
- ✓ DECEPTIVELY SPACIOUS
- ✓ DRIVEWAY AND GARDENS
- ✓ FOUR BEDROOMS
- ✓ TWO BATHROOMS
- ✓ IMMACULATEDLY PRESENTED

## Porch

6' 8" x 5' 11" 2.03m x 1.80m

## Hallway

8' 10" x 5' 8" 3.35m x 1.82m

## Living Room

16' 2" x 10' 11" 4.93m x 3.32m



## Dining Kitchen

21' 4" x 11' 5" 6.50m x 3.48m



## Ground Floor Bedroom

11' 1" x 11' 3.38m x 3.35m

## Ground Floor Wet Room

11' x 6' 3" 3.35m x 1.90m

## Landing

15' 6" x 5' 8" 4.72m x 1.72m

## Bedroom One

10' x 11' 4" 3.05m x 3.45m



## Bedroom Two

11' 1" x 8' 3" 3.38m x 2.51m

## Bedroom Three

11' 1" x 6' 11" 3.38m x 2.11m

## Bathroom

11' 4" x 5' 11" 3.45m x 1.80m



## Boarded Loft

28' x 7' 9" approx 8.54m x 2.36m

## 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 straight on at the mini roundabout, proceed into the village, left onto Ronald Avenue, right onto Maes Derw, Cae Derw 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

## 4 Bedroom Semi Detached Home

18 Cae Derw  
Llandudno Junction  
LL31 9AR

**£245,000**

Reference Number: FP8357  
13/5/2025

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](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

