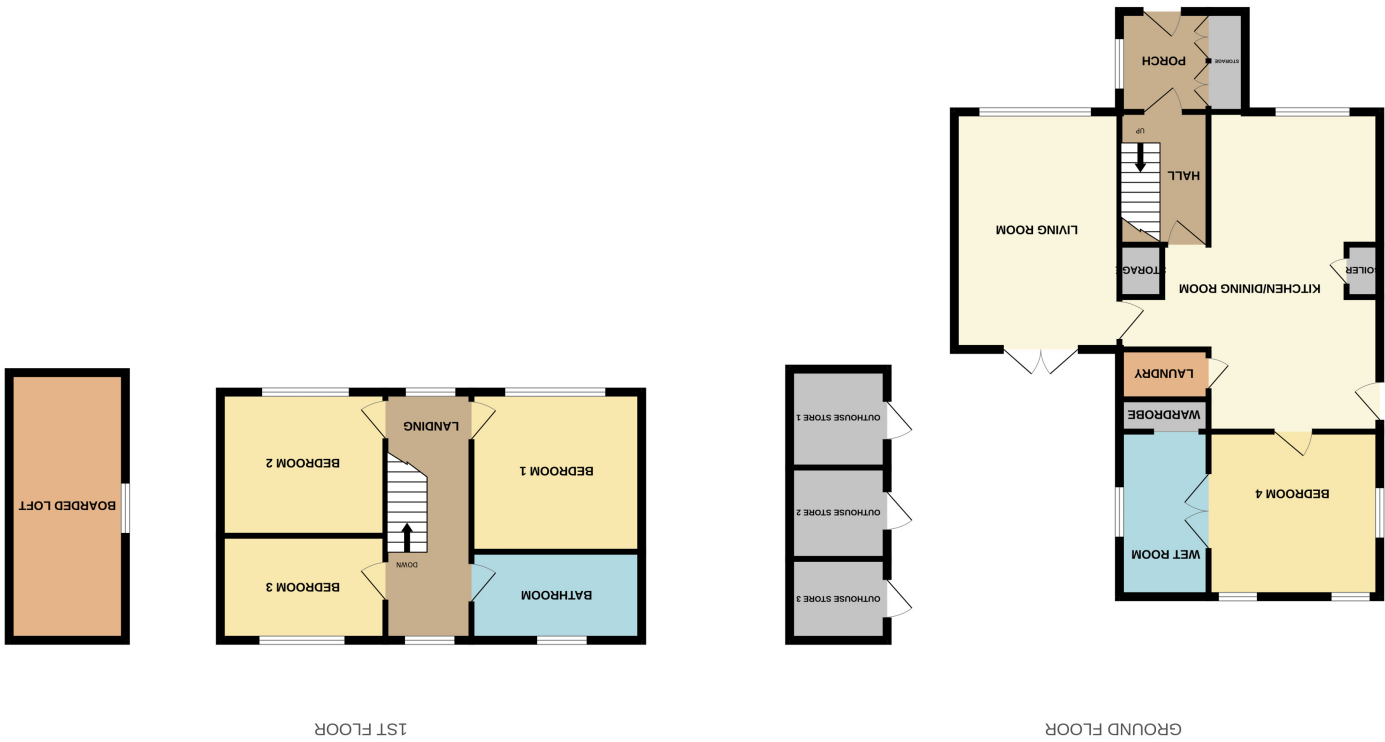


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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DECEPTIVELY SPACIOUS AND IMMACULATELY 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
- ✓ IMMACULATELY 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)
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:

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

