



A Well Presented Three Bedroom Detached Family Home

Description

A deceptively spacious three-bedroom detached family home situated in a popular sought after residential area. The property benefits from UPVC double glazing, gas fired central heating, impressive plot, level walking distance to all local amenities, schools and transport links to Llandudno. The accommodation briefly comprises of an entrance hall, lounge, sitting room, kitchen, dining room, W.C., three double bedrooms and family bathroom. Both the kitchen and W.C. have been modernised in recent years. Externally the property also benefits from an impressive large garden plot to the front and rear enjoying enclosed private lawn to rear with a range of established shrub and tree borders.

- ✓ SITUATED IN SOUGHT AFTER RESIDENTIAL AREA
- ✓ THREE BEDROOMS
- ✓ COMMANDING AN IMPRESSIVE PLOT WITH GARDENS TO FRONT AND REAR
- ✓ FREEHOLD TENURE
- ✓ VIEWING RECOMMENDED

Dining Room

11' 9" x 9' 10" 3.58m x 3.00m



Kitchen

10' x 8' 3.05m x 2.43m



Sitting Room

11' 1" x 8' 11" 3.38m x 2.71m

Lounge

20' 8" x 9' 10" 6.30m x 3.00m



Bedroom One

14' 2" x 9' 10" 4.31m x 3.00m



Bedroom Two

10' 10" x 10' 1" 3.30 x 3.07m

Bedroom Three

10' x 6' 9" 3.05m x 2.06m

Family Bathroom

10' x 6' 9" 3.05m 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, 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. Take the first turning left into Victoria Drive, proceed along this road towards the far end. The property can be found on your left.

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

Energy Efficiency Rating: D

3 Bedroom House

111 VICTORIA DRIVE
LLANDUDNO JUNCTION
CONWY
LL31 9BX

£315,000

Reference Number: FP8188
28/10/2024

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

