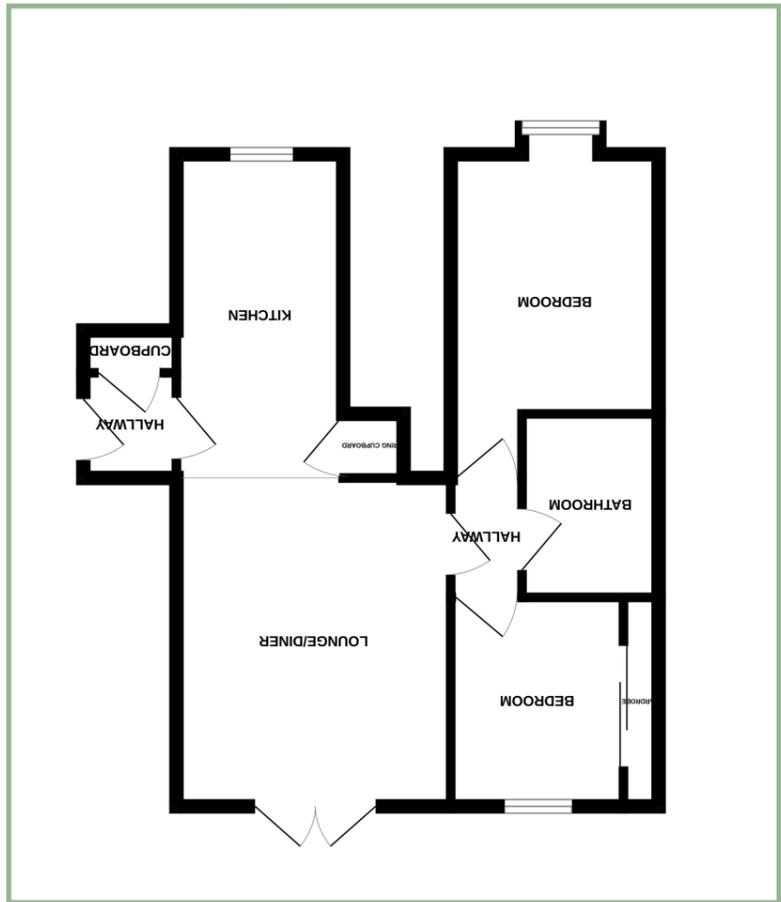


Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C		
81-91	B	89 B	89 B
92+	A		



# Immaculately Presented Two Bedroom Ground Floor Apartment

## Description

An immaculately presented two bedroom purpose built ground floor apartment situated in a convenient location allowing for easy access to the link road to Llandudno, the A55, shops and primary school.

The well planned accommodation comprises: Entrance hall with store cupboard, kitchen with integrated gas hob, electric oven and space and plumbing for a washing machine and fridge/freezer, airing cupboard housing the hot water cylinder, lounge/diner with double patio doors onto the rear garden, inner hallway providing access to the master bedroom, second bedroom and bathroom.

UPVC double glazing and gas fired boiler.

To the outside there is two allocated parking spaces and an enclosed rear garden with a flagged seating area, lawn and an area laid to stone chippings.

- ✓ IMMACULATELY PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ TWO ALLOCATED PARKING SPACES
- ✓ ENCLOSED REAR GARDEN
- ✓ CONVENIENT LOCATION
- ✓ NO CHAIN
- ✓ LEASEHOLD

## Hallway

4' 3" x 3' 7" 1.29m x 1.09m

## Kitchen

13' 3" x 6' 10" 4.04m x 2.08m



## Lounge/Diner

13' 5" x 11' 2" 4.09m x 3.40m



## Inner Hall

5' 5" x 2' 11" 1.65m x 0.88m

## Bedroom One

12' 4" max x 8' 10" 3.76m x 2.69m



## Bedroom Two

7' 1" plus wardrobes x 8' 5" 2.16m x 2.56m



## Bathroom

7' 6" x 5' 6" 2.28m x 1.67m



Agent Notes : Apartment is leasehold on a 999 year lease from June 2020 with a ground rent of £125 per annum and a maintenance charge of £360 to include the buildings insurance.

## 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 and Colwyn Bay 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. Proceed to turn left onto Victoria Drive. At the end of Victoria Drive, turn right onto Marl Lane. Llys Wynne is the second left, where you will see the newbuild development. Turn immediate right where number 52 will be found on the left (The front door is on the side)

Council Tax Band: C (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Efficiency Rating: B

## 2 Bedroom Ground Floor Apartment

52 Llys Wynne  
Llandudno Junction  
LL31 9HD

NO CHAIN

**£160,000**

Reference Number: FP7986  
11/2/2026

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)

