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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Four Bedroom Semi-Detached Home In Central Village Location

Description

A spacious four bedroom semi-detached home situated in a convenient central village location, allowing for easy access to the shops, amenities, train station and bus routes. The accommodation has been partly refurbished and redecorated by the current owner creating a well planned family home over three levels comprising: Porch, hallway, large utility with space and plumbing for a washing machine and dryer, lounge with log burner, kitchen with breakfast bar, integrated microwave, oven-grill and fridge/freezer and double doors into the rear garden. To the first floor: Four piece bathroom suite with a corner bath and shower cubicle, two double bedrooms, and recently installed modern bathroom. To the second floor: Landing, double bedroom, single bedroom and newly installed modern shower room with feature exposed brick wall.. Stairs lead to an attic room with views over to Conwy Castle, the mountains and surrounding countryside. UPVC double glazing and Worcester combination gas fired boiler. To the outside there is a small front yard area, side pathway leading to the rear garden which has been designed for low maintenance with a raised decked area off the kitchen and a corner seating area.

- ✓ FOUR BEDROOM SEMI-DETACHED HOME
- ✓ THREE BATHROOMS
- ✓ LOCATED IN A CENTRAL LOCATION
- ✓ PART REFURBISHED BY THE CURRENT OWNER
- ✓ CLOSE TO THE SHOPS, TRAIN STATION & BUS ROUTES
- ✓ FREEHOLD
- ✓ NO CHAIN

Hallway

17' 11" x 5' 6" max 5.46m x 1.67m

Lounge

15' 8" x 12' 3" 4.77m x 3.73m



Kitchen

13' 8" x 10' 4.16m x 3.05m



Utility Room

17' 6" x 8' 1" 5.34m x 2.46m

Bathroom

8' 5" x 8' 4" 2.56m x 2.54m



Landing

18' x 5' 10" 5.49m x 1.78m

Bathroom

9' 7" x 5' 8" 2.92m x 1.72m



Bedroom Two

13' 3" x 10' 4" max 4.04m x 3.15m

Bedroom Three

13' 11" x 10' 3" max 4.24m x 3.12m

Landing

7' 6" x 5' 8" 2.28m x 1.72m

Bedroom One



16' 4" max 16' 7" max 4.98m x 5.05m

Shower Room

5' 10" x 5' 3" 1.78m x 1.60m

Bedroom Four

10' 11" x 10' 3" 3.32m x 3.12m

Attic Room

15' 1" x 8' 1" 4.60m x 2.46m

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 over the mini roundabout, into the village, turn right onto Avallon Avenue where number 6 can be found on the left.

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

Energy Efficiency Rating: D

4 Bedroom Semi-Detached House

6 AVALLON AVENUE
LLANDUDNO JUNCTION
CONWY
LL31 9AD

OFFERS OVER
£190,000

Referece Number: FP8460
22/8/2025

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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web: www.fletcherpoole.com

