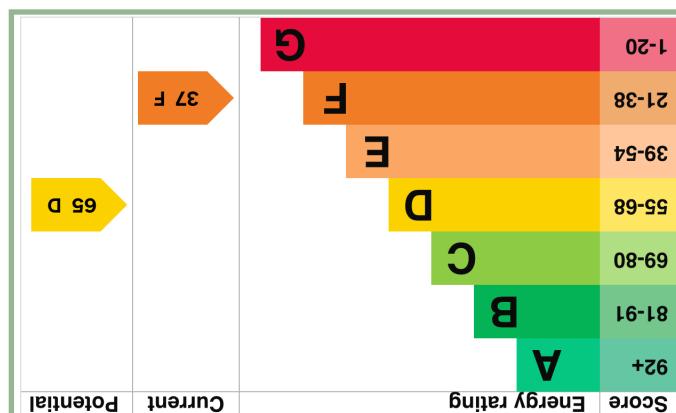


Fletcher Pool

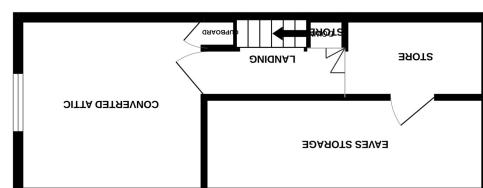


7902

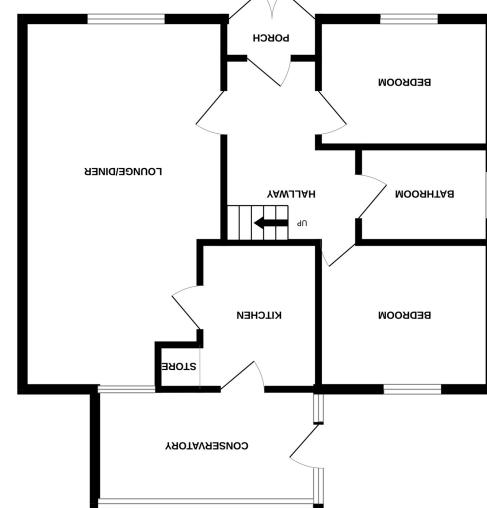
While every endeavour has been made to ensure the accuracy of the information contained herein, the measurements, dimensions, areas and other details are approximate only and should be used only for the purpose of site orientation. The architect or engineer should be consulted before proceeding with any extension of this structure. Tools and any other means are the responsibility of the customer. The manufacturer and/or distributor shall not be liable for any damage or injury resulting from the use of this structure.

TOTAL FLOOR AREA - 260 sq ft (76.5 sq m) approx.

Mobile: 011-40000223
Email: info@modularkit.com



269 sq.ft. (25.0 sq.m.) approx.
131 FEET



651 sq. ft. (60.5 sq.m.) approx.



Two Bedroom Semi Detached Bungalow With Converted Attic Room

Description

A two bedroom semi detached bungalow situated in a convenient location, close to the shops, train station, bus routes and A55. The property benefits from a converted attic with further development potential and is in need of some TLC and refurbishment and would make an ideal home for those looking to downsize.

The accommodation comprises: Entrance porch, hallway, open plan lounge/diner, kitchen with space for an electric oven and hob and fridge/freezer, conservatory which is in need of attention, two bedrooms and bathroom. From the hallway there are space saver stairs leading to the converted attic space which has a landing, one room and one storage space.

UPVC double glazing and Worcester gas fired combination boiler. To the outside there is driveway parking, a lawned front garden, timber side gate providing access to a side storage area and a rear garden which has a decked seating area and lawn.

- ✓ TWO BEDROOM SEMI DETACHED BUNGALOW
- ✓ EASY ACCESS TO THE SHOPS, TRAIN STATION, BUS ROUTES & A55
- ✓ BENEFITS FROM A CONVERTED ATTIC WITH FURTHER DEVELOPMENT POTENTIAL
- ✓ DISTANT MOUNTAIN VIEWS
- ✓ IN NEED OF SOME TLC
- ✓ FREEHOLD

Porch

5' 4" x 2' 1.62m x 0.60m

Hallway

10' 7" x 5' 4" 3.22m x 1.62m

Lounge/Diner

20' 10" x 11' 6" 6.35m x 3.50m

Kitchen

8' 5" x 6' 3" 2.56m x 1.90m



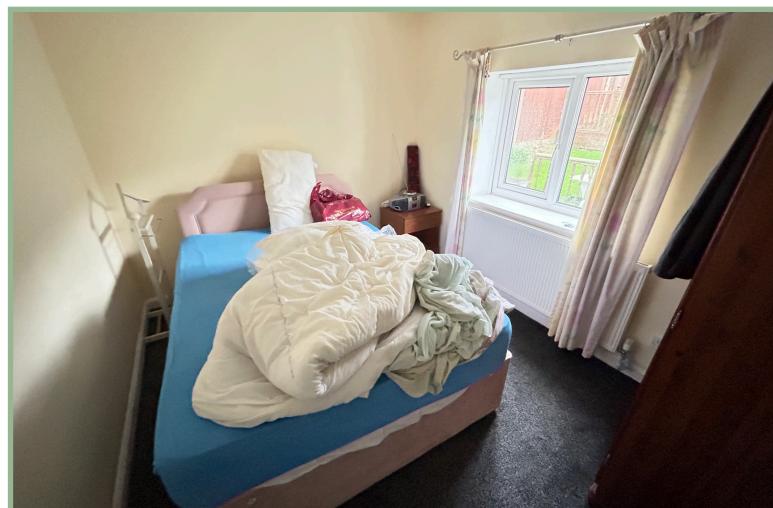
Conservatory

12' 11" x 6' 6" 3.94m x 1.98m



Bedroom One

10' 8" x 8' 5" 3.10m x 2.56m



Bedroom Two

9' 10" x 7' 4" 3m x 2.23m

Bathroom

7' 9" x 4' 3" 2.36m x 1.29m

Landing

7' 11" x 4' 4" 2.41m x 1.32m

Converted Attic Room

10' 8" x 10' 3.25m x 3.05m



Walk In Storage Cupboard

7' 8" x 4' 5" 2.33m x 1.34m

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, pass the train station, continue along this road and then left turn onto Marl Drive, proceed up the road, turn left onto Cae Coed, turn right where number 16 can be found on the right.

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

Energy Efficiency Rating: F

2 Bedroom Semi Detached Bungalow

16 Cae Coed
Llandudno Junction
LL31 9LD

NO CHAIN
REDUCED FROM £195,000
£191,000

Reference Number: FP7902
4/12/2023

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

