

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole



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

72 C

30 F





# Beautifully Presented Four Bedroom End Terrace Home

## Description

A beautifully presented four bedroom end terrace home enjoying far reaching views over the Carneddau mountains, Conwy Castle and Conwy town from the rear aspect.

The spacious accommodation is laid over three floors and comprises: Lounge with bay window, modern contemporary kitchen with an integrated washing machine, dishwasher, microwave, electric oven and hob with extractor over, space for a fridge/freezer and breakfast bar area with granite worktops, access into the dining area which has a good size built in cupboard and double patio doors onto the rear garden. There is underfloor heating in the kitchen and dining area.

To the first floor: Landing, master bedroom with built in wardrobes, bedroom two and a modern four piece bathroom. To the second floor: Landing with two further bedrooms.

UPVC double glazing and Potterton gas fired combination boiler.

To the outside there is a small front yard area and a good size rear garden with raised decked seating area and steps down to an area laid to artificial grass.

- ✓ BEAUTIFULLY PRESENTED THROUGHOUT
- ✓ ENJOYS MOUNTAIN, CONWY CASTLE AND CONWY TOWN VIEWS
- ✓ EXTENDED ACCOMMODATION LAID OVER THREE FLOORS
- ✓ FANTASTIC MODERN KITCHEN
- ✓ END TERRACE WITH LARGER REAR GARDEN
- ✓ FREEHOLD
- ✓ OPTION TO BUY A PARKING PERMIT FOR THE CARPARK CLOSE BY

## Lounge

12' 11" x 13' 6" max 3.94m x 4.11m



## Kitchen

13' 4" x 12' 10" 4.06m x 3.91m



## Dining Area

13' 3" x 7' 4" into cupboard 4.04m x 2.23m



## Landing

13' 7" x 4' 9" 4.14m x 1.44m

## Bathroom

7' 9" x 7' 1" 2.36m x 2.16m



## Bedroom One

12' 5" into wardrobe x 11' 1" 3.78m x 3.38m



## Bedroom Two

13' 3" x 8' 2" 4.04m x 2.49m



## Landing

13' 11" x 4' 4" 4.24m x 1.32m

## Bedroom Three

13' 4" x 10' 10" 4.06m x 3.30m

## Bedroom Four

13' 5" x 8' 6" 4.09m x 2.59m

## 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, right onto McKinley Road where number 2 can be found on the right.

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

## 4 Bedroom End Terrace Home

2 McKinley Road  
Llandudno Junction  
LL31 9DY

£190,000

Reference Number: FP7898  
23/5/24

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)

