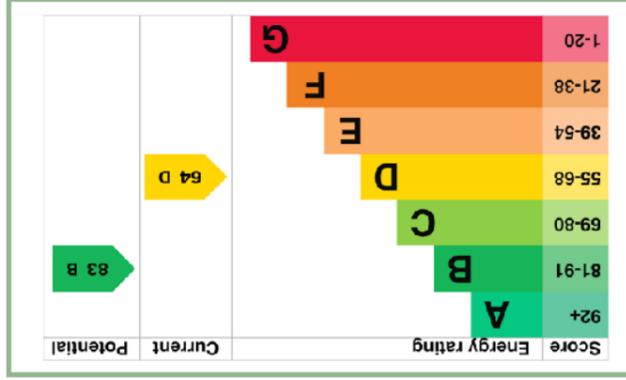


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. 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



A WELL PRESENTED FOUR BEDROOM INNER-TERRACE HOME

Description

A well-presented four-bedroom inner-terrace situated in popular residential area close to all local amenities. The accommodation briefly comprises entrance hall, open plan sitting/dining room, kitchen, three bedrooms and family bathroom. Benefitting from UPVC double glazing, gas fired central heating boiler, mains gas, water and electricity are also connected to the property. Situated in cul-de-sac setting with close walking distance to all local, shops, schools, public house, transport links and a short drive to Llandudno town centre.

- ✓ LOCATED IN POPULAR RESIDENTIAL AREA
- ✓ CLOSE TO ALL LOCAL AMENITIES
- ✓ FREEHOLD TENURE
- ✓ NO ONWARD CHAIN

Open Plan Living / Dining Room

27' x 11' 9" 8.23m x 3.58m



Kitchen

13' 2" x 7' 3" 4.01m x 2.21m



Bedroom One

11' 9" x 9' 8' 3.58m x 2.94m



Bedroom Two

12' 11" x 8' 5" 3.94m x 2.56m

Bedroom Three

10' 5" x 4' 9" 3.17m x 1.44m

Bedroom Four

6' 4" x 8' 8" 1.93m x 2.64m



Family Bathroom

5' 8" x 5' 6" 1.72m x 1.67m



Outhouse

9' 1" x 4' 4" 2.77m x 1.32m

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 Queens Road then take the first left onto Kimberley Road.

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

Energy Efficiency Rating: D

4 Bedroom House

3 KIMBERLEY ROAD
LLANDUDNO JUNCTION
CONWY
LL31 9EF

Offers In Excess Of
£149,950
REDUCED FROM £154,950

Reference Number: FP8219
27/11/2024

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

