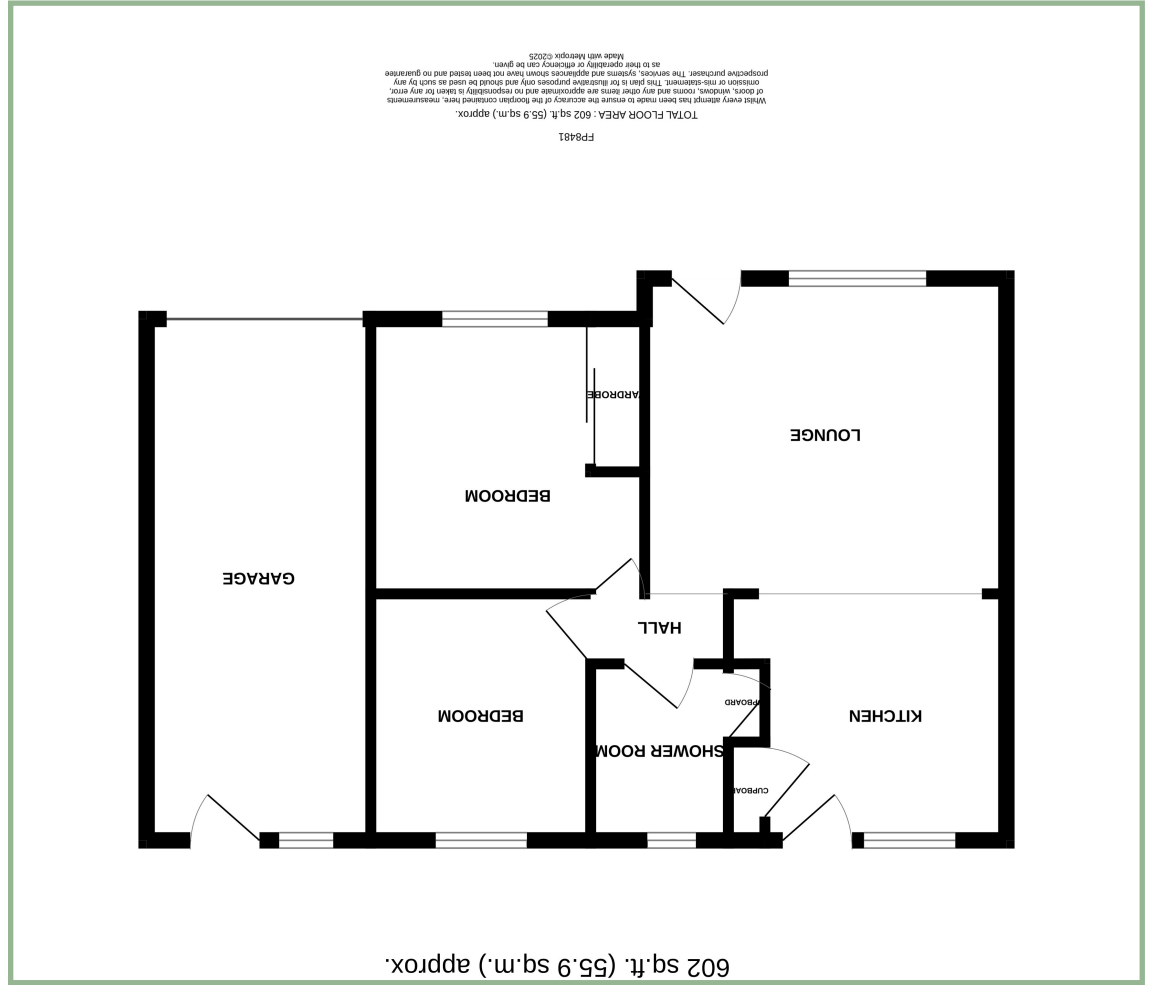


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. 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



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	69 C	
81-91	B		88 B
92+	A		



# FULLY REFURBISHED TWO BEDROOM SEMI DETACHED BUNGALOW WITH GOOD SIZE GARDEN

## Description

An immaculately presented two bedroom semi detached bungalow situated in a quiet cul de sac location on the outskirts of Llandudno Junction. The current owner has refurbished and remodelled the property to a high standard creating a light and well planned modern home with accommodation comprising: Open plan lounge area with feature panelling to one wall and modern inset gas fire, the lounge area opens into the modern kitchen which has an integrated fridge, dishwasher, electric oven and induction hob, Quartz worktops and a pantry style cupboard, an inner hall area leads to the master bedroom with built in wardrobe, a second bedroom and modern shower room.

UPVC double glazing and gas fired Vaillant combination boiler.

To the outside there is a gravelled driveway and lawned front garden, garage with power, light and plumbing for a washing machine and dryer and a rear access door. The rear garden is mainly laid to lawn with a raised decked seating area and pathway leading to the front garden.

- ✓ FULLY REFURBISHED
- ✓ TWO BEDROOM SEMI-DETACHED BUNGALOW
- ✓ SITUATED IN A CUL-DE-SAC LOCATION ON THE OUTSKIRTS OF THE VILLAGE
- ✓ OCCUPIES A GOOD SIZE PLOT WITH GARAGE
- ✓ LARGE PRIVATE REAR GARDEN
- ✓ FREEHOLD

## Lounge

13' 10" x 11' 11" 4.21m x 3.63m



## Inner Hall

6' 3" x 2' 10"

## Kitchen

9' 3" x 8' 7" 2.82m x 2.61m



## Bedroom One

11' 5" x 9' 10" 3.48m x 3.00m



## Bedroom Two

8' 10" x 7' 11" 2.69m x 2.41m



## Shower Room

6' 4" x 5' 5" 1.93m x 1.65m



## Garage

19' 8" x 8' 1" 6.00m 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, 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 43 can be found on the left.

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

## 2 Bedroom Semi Detached Bungalow

43 Cae Coed  
Llandudno Junction  
LL31 9LD

**£235,000**  
REDUCED FROM £245,000

Reference Number: FP8481  
8/10/2025

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:

tel: 01492 583100  
fax: 01492 583616  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

