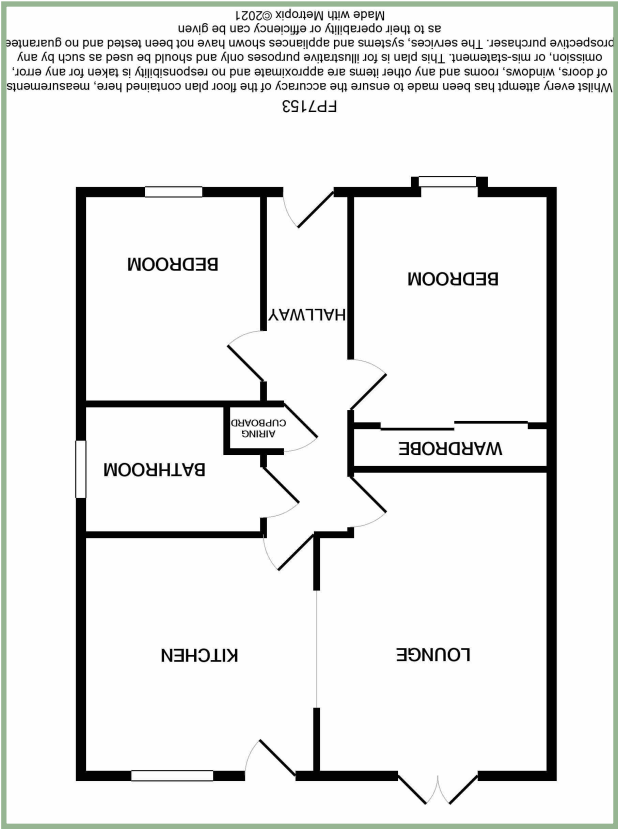


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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
92+	A	89   B	91   B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





# Immaculately Presented Two Bedroom Semi-Detached Bungalow

## Description

An immaculately presented two bedroom semi-detached bungalow situated in a cul-de-sac location on the edge of the development.

The light and spacious accommodation comprises: Hallway, lounge with french doors onto the rear garden and an opening into the modern kitchen with integrated washer/dryer and space and plumbing for a dishwasher, gas hob and electric oven, master bedroom with fitted wardrobes and a second double bedroom and modern bathroom. Upvc double glazing and gas fired central heating.

Outside there is driveway parking, small lawned front garden area and beautifully landscaped rear garden with flagged patio, decked seating area, lawn, well planted borders and timber shed. Solar panels on the roof and fence boundaries.

- ✓ IMMACULATELY PRESENTED TWO BEDROOM SEMI-DETACHED BUNGALOW
- ✓ SITUATED IN A LOVELY POSITION ON THE EDGE OF THE DEVELOPMENT
- ✓ SPACIOUS, WELL PLANNED ACCOMMODATION
- ✓ ENJOYS VIEWS TOWARDS THE OBELISK
- ✓ VIEWING HIGHLY RECOMMENDED

## Hallway

10' 6" x 4' 2" 3.20m x 1.27m



## Lounge

15' 11" x 11' 7" 4.85m x 3.53m



## Kitchen/Diner

11' 8" x 11' 3" 3.55m x 3.43m



## Bedroom One

11' 3" x 9' 8" 3.43m x 2.94m Plus wardrobes



## Bedroom Two

10' 1" x 8' 9" 3.07m x 2.66m



## Bathroom

7' 7" x 6' 9" 2.31m x 2.06m



Agent's Notes: Property is freehold with an annual service charge of £300.

## Location

The property is situated in a most convenient location close to Llandudno Junction and Deganwy, with a variety of local shops and schools, and is on a bus route and main railway line. It is located midway between Llandudno, Colwyn Bay and Conwy, and is within easy access of the A55 dual carriageway.

## Directions

From our Conwy office go over the bridge, turn right at the roundabout, at the next roundabout proceed straight on taking a left onto the A55. Take the first exit off signposted Llandudno, at the roundabout take the second exit and at the 1st roundabout turn left onto Narrow Lane, then left onto Cae'r Llyn, right onto Dalar Aur.

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

Energy Efficiency Rating: B

## 2 Bedroom Semi-Detached Bungalow

39 DALAR AUR  
LLANDUDNO JUNCTION  
CONWY  
LL31 9FH

£205,000

Reference Number: FP7153

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)

