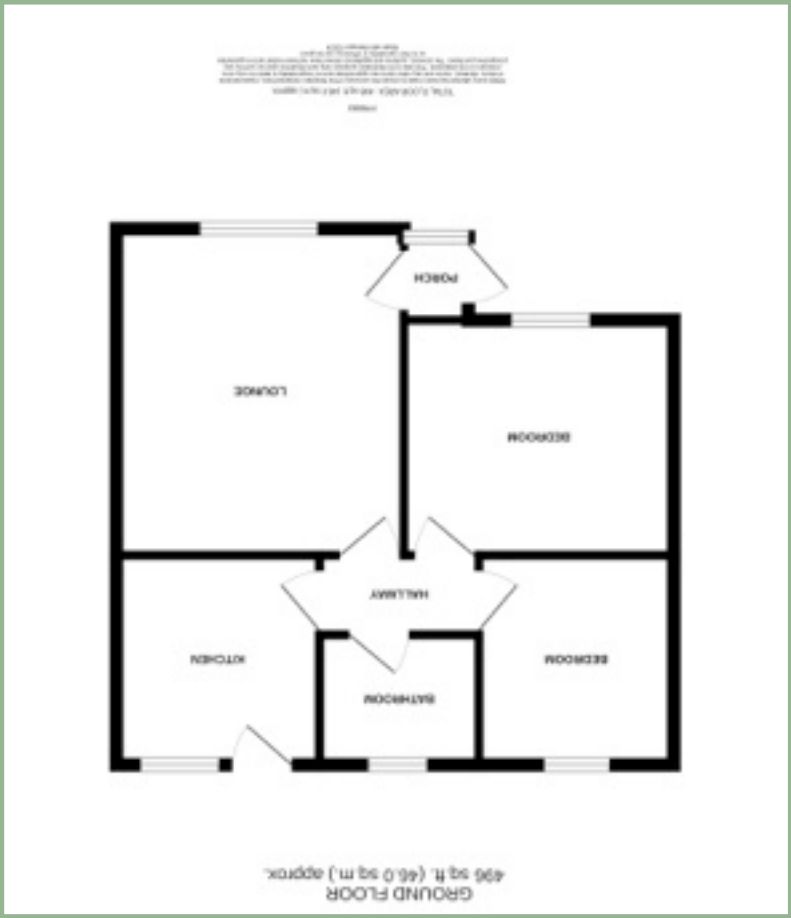


Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	61 D	
69-80	C		
81-91	B		85 B
92+	A		



Two Bedroom Semi Detached Bungalow

Description

A two bedroom semi detached bungalow situated on the outskirts of the village, yet within easy walking distance to the shops, café's, bus route, train station and the A55. The accommodation comprises: Entrance porch, lounge, inner hallway, kitchen with space and plumbing for a washing machine, low level fridge and freezer, integrated gas hob and double oven, two bedrooms and bathroom. UPVC double glazing and gas fired Ideal combination boiler. To the outside there is driveway parking and a low maintenance front garden laid to stone chippings, a timber gate provides access to the garage and rear garden which is mainly laid to lawn with a flagged patio seating area.

- ✓ TWO BEDROOM SEMI DETACHED BUNGALOW
- ✓ DRIVEWAY PARKING AND GARAGE
- ✓ CLOSE TO THE SHOPS, CAFES, TRAIN STATION & BUS ROUTES
- ✓ EASY ACCESS TO THE LINK ROAD TO LLANDUDNO
- ✓ FREEHOLD
- ✓ NO CHAIN

Porch

3' 1" x 2' 4" 0.93m x 0.70m

Lounge

12' x 13' 9" 3.66m x 4.19m



Kitchen

8' 10" x 8' 7" 2.69m x 2.61m



Inner Hallway

6' 5" x 2' 10" 1.95m x 0.86m

Bedroom One

11' 4" x 9' 11" 3.45m x 3.02m



Bedroom Two

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



Bathroom

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



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 33 can be found on the left.

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

Energy Efficiency Rating: D

2 Bedroom
Semi Detached Bungalow

33 Cae Coed
Llandudno Junction
Conwy
LL31 9LD

£190,000

Reference Number: FP8083
8/7/2024

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

