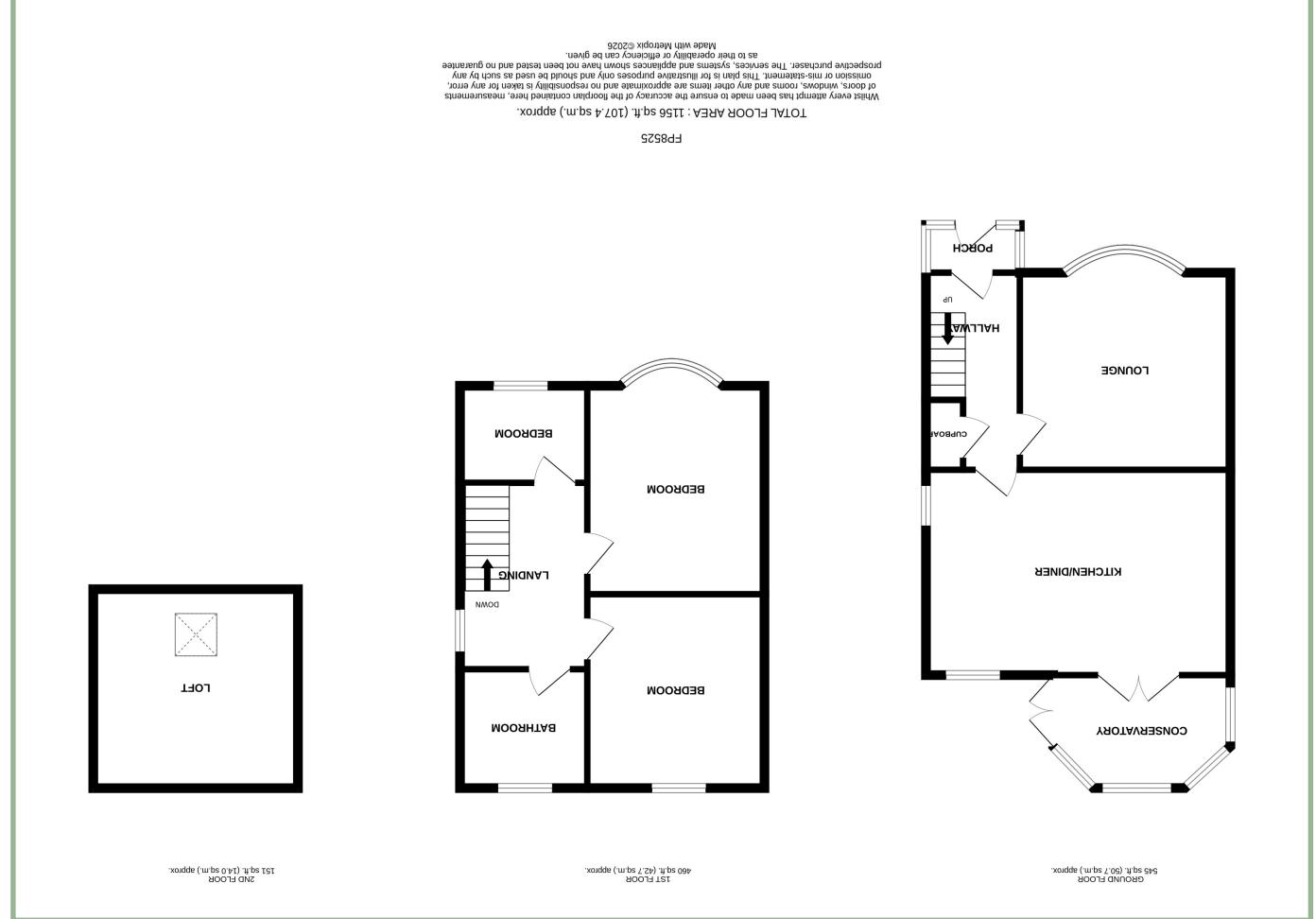


Please contact us before viewing the property. This is particularly important if you are contemplating travelling some distance to view the property.
We strongly recommend that the information within this brochure is verified by your solicitor or your surveyors.
Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and we have no authority to do so on behalf of the seller.
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 endeavour 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

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F&P Fletcher Pool



TRADITIONAL STYLE THREE BEDROOM SEMI DETACHED HOME

Description

A well planned traditional style three bedroom semi detached home situated on a no through road, ideal for walking into the village centre, train station and transport links.

The accommodation comprises: Entrance porch, hallway with under stairs storage cupboard and coloured leaded light window, lounge with bay window and gas fire, open plan kitchen/diner with integrated gas hob, electric oven and dishwasher, space and plumbing for a washing machine and dryer and fitted breakfast bar area, there is an exposed feature brick fireplace in the dining area and double doors into the conservatory which has double doors onto the rear garden.

To the first floor: landing with window to side aspect which enjoys far reaching mountain views and a drop down ladder provides access into the part converted loft which has a Velux window from which to enjoy far reaching views over Conwy and the Carneddau mountains. Master bedroom with bay window which also enjoys views over Conwy, the castle and the mountains, a second double bedroom and a third single bedroom and bathroom with feature exposed brick walls.

UPVC double glazing and gas fired Potterton combination boiler.

To the outside there is a gravelled driveway with well planted front garden area. A timber gate provides access into the low maintenance rear garden which has a paved patio area and a couple of steps up to an area laid to artificial grass, timber shed and timber summer house.

- ✓ TRADITIONAL STYLE THREE BEDROOM SEMI DETACHED HOME
- ✓ WELL PRESENTED THROUGHOUT
- ✓ ENJOYS FAR REACHING VIEWS
- ✓ SITUATED ON A SOUGHT AFTER NO THROUGH ROAD
- ✓ CONVENIENT LOCATION
- ✓ FURTHER DEVELOPMENT POTENTIAL TO THE LOFT (SUBJECT TO PLANNING)
- ✓ FREEHOLD

Porch

5' 8" x 2' 10" 1.72m x 0.86m

Hall

12' x 6' 4" 3.66m x 1.93m

Lounge

14' 5" x 11' 7" 4.39m x 3.53m



Kitchen/Diner

18' 7" x 12' 5" 5.67m x 3.78 m



Conservatory

10' 10" x 7' 9" 3.30m x 2.36m

Landing

9' 2" x 7' 1" 2.79m x 2.16m

Bedroom One

14' 5" x 10' 11" 4.39m x 3.32m



Bedroom Two

10' 10" x 11' 6" 3.30m x 3.50m



Bedroom Three

6' 10" x 5' 10" 2.08m x 1.78m

Bathroom

7' 10" x 7' 3" 2.39m x 2.21m



Loft

12' 6" x 12' 4" 3.81m x 3.76m

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, second exit and proceed through Llandudno Junction, turn left onto Glyn Y Marl Road, continue to the far end where Cartref Melus can be found on the right.

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

Energy Efficiency Rating: TBC

Tenure: Freehold

3 Bedroom Semi Detached Home

Cartref Melus
Glyn Y Marl Road
Llandudno Junction
LL31 9NS

OFFERS IN THE REGION OF
£270,000

Reference Number: FP8525
20/1/2026

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

