



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		77 C	90 B



STYLED LIKE A SHOW HOME! THREE BEDROOM DETACHED HOME ON POPULAR RESIDENTIAL DEVELOPMENT CLOSE TO LOCAL AMENITIES, WITH NO ONWARD CHAIN!

Description

This three-bedroom detached home is presented to new show home standards, not lacking in character, planning or size, the property is situated on a popular development, conveniently for the local amenities. Offered for sale with NO CHAIN viewing is strongly recommended to avoid any disappointment and to appreciate the property in its entirety.

The accommodation in brief comprises, entrance porch with glazed front door, coat hooks, carpeted flooring, door leading to; The living room, which is well lit via a window to the front aspect, two radiators, television and telephone/broadband points, carpeted floor, open to staircase. Ground floor cloakroom, with window to the side, tiled floor, wall mounted wash hand basin, low level WC, feature papered wall. The kitchen is fitted with a modern range of wall and base level units, complimentary treated wooden work tops, window to the rear, integrated oven and grill, gas hob, extractor hood, integrated fridge/freezer and dishwasher with return, stainless steel sink, drainer and mixer tap, space and plumbing for kitchen appliances, storage pantry airing cupboard, tiled flooring. The dining area has French style glazed doors to the rear gardens, tiled flooring, radiator, and space for dining/seating. The landing area has a window to the side aspect, feature spindles and banister to the staircase, airing cupboard, carpeted floor. The master bedroom has a window to the rear, radiator, television point, carpeted floor, and ample space for bedroom furniture! The en-suite is fitted with a matching white suite comprising, enclosed and tiled shower cubicle, wall mounted wash hand basin, low level WC, tiled flooring, window to the side, and chrome heated towel rail. Bedroom two is a kingsize bedroom also with window to the front, radiator, and carpeted flooring. Bedroom three is a proportioned with fitted wardrobes, window to rear, radiator, and carpeted flooring. The family bathroom is fitted with a three-piece modern white suite comprising, panel bath with shower and screen, wall mounted wash hand basin, low level WC, wilted flooring, tiled walls, window to front, and chrome heated towel rail.

The property has double glazing throughout and is heated via a gas combination boiler that also provides the hot water. The front has a tarmac double driveway leading to an integral garage that has an electric operated up and over door, power, and lighting. There is a small, paved seating area to the front window, a lawn and mature shrub/hedge lined borders. The side has gated access leading to the rear garden, which is fully enclosed via panelled fencing, and mainly laid to lawn with mature plant and shrub borders, a paved seating area is directly to the rear of the property.

- ✓ SHOW HOME PRESENTED!
- ✓ DETACHED HOME
- ✓ THREE BEDROOMS
- ✓ TWO BATHROOMS
- ✓ GARAGE & DRIVEWAY
- ✓ NO CHAIN

Porch

3’ 3” x 3’ 7” 4.52m x 3.71m

Lounge

13’ 7” x 16’ 7” max 4.14m x 5.05m



Kitchen/Dining Room

19’ 5” x 7’ 6” 5.92m x 2.28m



Cloakroom

5’ x 2’ 11” 1.52m x 0.88m

Garage

15’ 11” x 8’ 9” 4.85m x 2.66m

Landing

9’ 6” x 7’ 6” 2.89m x 2.28m

Bedroom One

11’ 3” x 10’ 11” 3.43m x 3.32m



Ensuite

7’ 3” x 3’ 2” 2.21m x 0.96m

Bedroom Two

10’ 11” x 9’ 3.32m x 2.74m



Bedroom Three

9’ 4” x 7’ 10” 2.84m x 2.39m

Family Bathroom

8’ 3” x 5’ 7” 4.85m x 1.70m

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 and straight on at the roundabout for Llandudno Junction. Take the first turning left into Victoria Drive, proceed along this road towards the far end. Take the right turning into Llys Onnen, left at the T junction where number 48 can be found on the right.

Council Tax Band: D (provided on www.voa.gov.uk)
Energy Efficiency Rating: C
Tenure: Freehold with site fees of £91.90 per annum

3 Bedroom Detached Home

48 Lon Lafant
Llandudno Junction
LL31 9GF

£299,500
REDUCED FROM £315,000

Reference Number: FP8294
20/3/2025

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:

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fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

