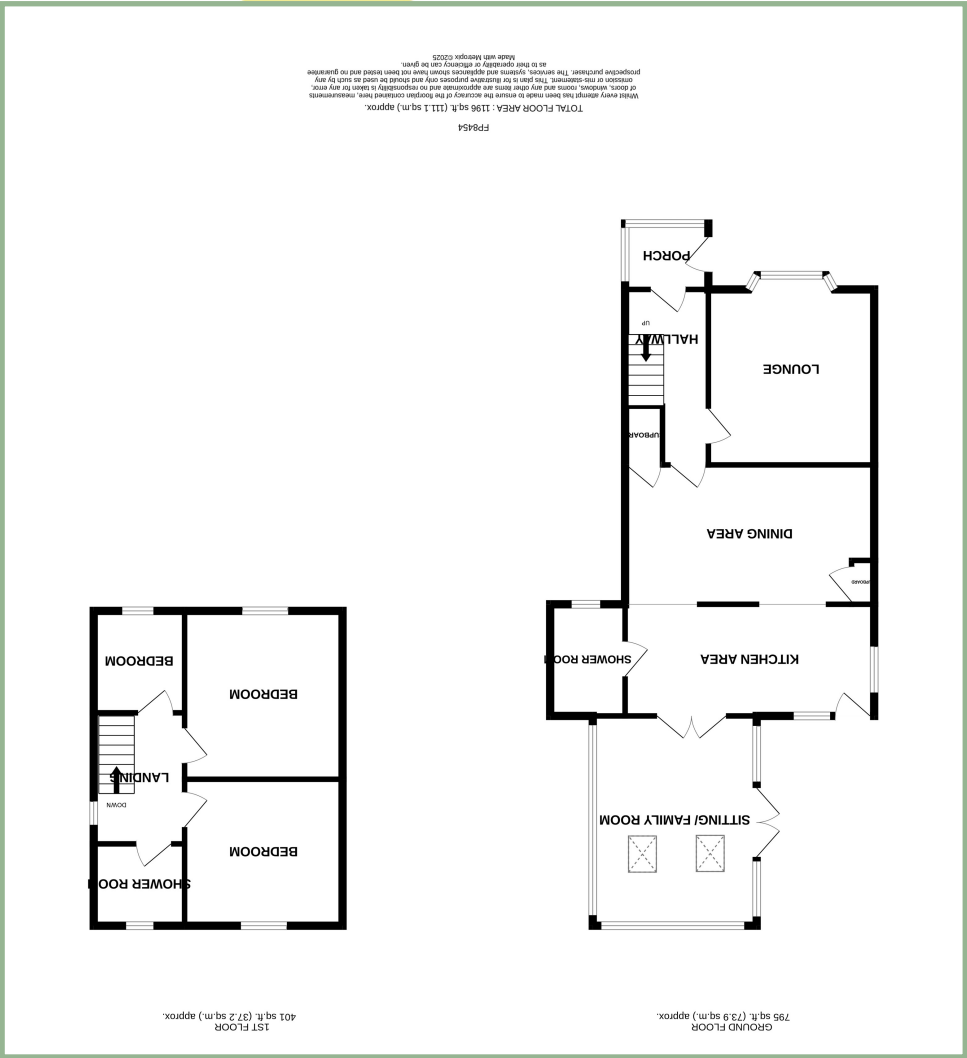


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

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F&P Fletcher & Poole

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		
			79 C





EXTENDED THREE BEDROOM DETACHED HOME WITH GOOD SIZE GARDEN & VIEWS

Description

This extended and very well planned three bedroom home is located on the outskirts of Llandudno Junction and enjoys lovely views over the countryside to the front aspect and distant mountain views to the rear aspect.

The accommodation comprises: Porch, hallway, lounge with bay window, partial open plan modern kitchen and dining room with integrated double oven, electric hob, washing machine, dishwasher and fridge/ freezer and double doors into the sitting/ family room. There is a modern shower room off the dining/kitchen area and under stairs storage cupboard.

To the first floor: Landing with access into the loft (with drop down ladder), two double bedrooms and a single bedroom and shower room.

UPVC double glazing and oil fired Worcester central heating boiler which is located outside.

To the outside there is driveway parking and a detached garage. Low maintenance front garden area laid to stone chippings. To the rear of the property there is a courtyard style seating area laid to flagstones and a timber gate providing access into a large lawned area with timber shed, summer house and green house.

Please note the property has a septic tank, the neighbouring property also has a septic tank on Y Bryn's land.

- ✓ EXTENDED AND VERY WELL PRESENTED THREE BEDROOM DETACHED HOME
- ✓ ENJOYS LOVELY COUNTRYSIDE AND DISTANT MOUNTAIN VIEWS
- ✓ LIGHT AND MODERN ACCOMMODATION
- ✓ LARGE REAR GARDEN WITH A LOVELY PATIO SEATING AREA
- ✓ SITUATED ON THE OUTSKIRTS OF THE VILLAGE
- ✓ NO CHAIN
- ✓ FREEHOLD

Porch

6' 2" x 4' 8" 1.87m x 1.42m

Hallway

12' 6" x 5' 11" 3.81m x 1.80m

Lounge

13' 11" max x 11' 10" 4.24m x 3.60m



Shower Room

7' 9" x 3' 2" 2.36m x 0.96m

Dining Area

18' 4" x 10' 5.59m x 3.05m



Kitchen Area

18' 9" x 8' 5.72m x 2.43m



Sitting Room

15' 1" x 11' 10" 4.60m x 3.60m



Landing

8' 11" x 6' 4" 2.71m x 1.93m

Bedroom One

11' 8" x 12' 3.66m x 3.55m



Bedroom Two

11' 6" x 10' 3.50m x 3.05m

Bedroom Three

7' 2" x 6' 5" 2.18m x 1.95m

Shower Room

6' 2" x 5' 4" 1.87m x 1.62m

Location

Llandudno Junction is a town in Conwy County, the town offers fantastic travel links with local bus services, main line railway station, it also offers easy access to the A55 and A470 for commuting. The local amenities include primary school and shops.

Directions

From our Conwy office proceed round Conwy on the one way system and proceed over the Conwy Bridge towards Llandudno Junction. At the roundabout turn right and proceed to the A55. Turn left on to the A55 and exit at the next junction signposted Betws-y-Coed and Glan Conwy, take the first exit then right on to Pabo Lane. Follow the road round where Y Bryn can be found on the left.

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

3 Bedroom Detached Home

Y Bryn  
Pabo Lane  
Llandudno Junction  
LL31 9JE

NO CHAIN

£350,000

Reference Number: FP8454  
19/8/2025

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)

