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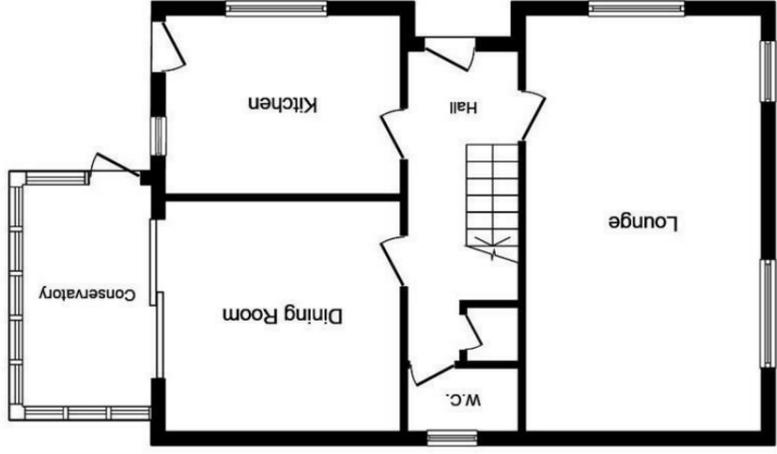
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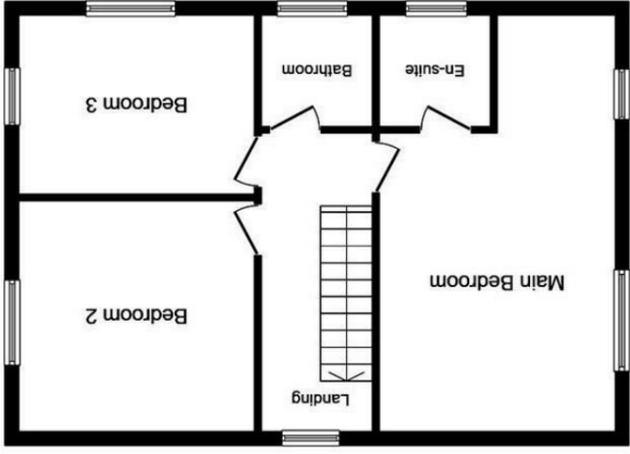
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**Ground Floor**



**First Floor**



**BROAD STREET, LLANDUDNO JUNCTION**

**£265,000**



A spacious and well proportioned detached family house being offered to the market with no forward chain. Occupying a popular and convenient position, the property benefits by way of gas central heating and double glazing. Further benefits include off road parking along with a carport and garage.

A spacious and well proportioned detached family house being offered to the market with no forward chain. Occupying a popular and convenient position, being only a short distance from the high street with its mixture of local shops and supermarkets, and the train station is less than five hundred metres away. The property benefits by way of gas central heating and double glazing throughout. In brief, the accommodation comprises of hallway, large lounge, kitchen, dining room, conservatory and WC on the ground floor, whilst upstairs are three double bedrooms, the master boasting an en-suite and a family bathroom. Further benefits include off road parking for several vehicles along with a carport and garage.

**ENTRANCE HALL**

Having a coved ceiling, laminate floor, double panel radiator, telephone point, power points, smoke alarm and doors leading off.

**CLOAKROOM**

Having a two piece suite comprising of: low flush W.C, wash hand basin, part tiled walls, under stairs storage cupboard. Worcester combi central heating boiler and double glazed window to the side.

**LOUNGE**

20'11 x 11'10 (6.38m x 3.61m)

A lovely and bright room enjoying a double aspect with double glazed windows to the front and side, two double panel radiators, wall mounted flue less gas fire, coved ceiling, TV point and telephone point and power points.

**DINING ROOM**

11'10 x 11'5 (3.61m x 3.48m)

Having a double panel radiator, coved ceiling, power points and double glazed sliding patio doors into the conservatory.

**CONSERVATORY**

10'10 x 6'5 (3.30m x 1.96m)

Fully double glazed, and having air conditioning unit ( which is also a heater), laminate floor, and double glazed door giving access to the rear garden.

**KITCHEN**

11'10 x 9'0 (3.61m x 2.74m)

Having a range of fitted wall and base cupboards with worktop surfaces over, inset single drainer sink, mixer tap, tiled splash backs, space and plumbing for washing machine, built in Kenwood eye level electric double oven, inset range master ceramic hob with extractor over, integrated fridge freezer, double glazed windows to the side and the rear, coved ceiling, tiled floor, double panel radiator and double glazed door providing access to the rear garden.

**LANDING**

Having access to the roof space, smoke alarm and double glazed window to the side.

**MASTER BEDROOM**

20'11 x 11'10 (6.38m x 3.61m)

Light and spacious with two double glazed windows to the front, built in wardrobes, coved ceiling, TV Point, two single panel radiators and power points.

**EN SUITE**

5'6 x 5'6 (1.68m x 1.68m)

Having a three piece suite comprising of; shower cubicle with Triton shower over, low level WC and pedestal wash hand basin. Part tiled walls, single panel radiator and double glazed obscure glass window to the side.

**BEDROOM TWO**

11'10 x 11'5 (3.61m x 3.48m)

Having a double glazed window overlooking the rear, single panel radiator, TV point, coved ceiling and power points.

**BEDROOM THREE**

11'10 x 9'0 (3.61m x 2.74m )

Having double glazed windows to the side and rear, single panel radiator, TV point, coved ceiling and power points.

**BATHROOM**

5'10 5'5 (1.78m 1.65m)

Having a three piece suite comprising of; bath with electric shower over with privacy screen, low flush WC and pedestal wash hand basin, fully tiled walls, wall mounted heated towel rail, tiled floor, inset spot lights and double glazed obscure glass window to the side.

**OUTSIDE**

To the front of the property is a driveway providing off road parking for several vehicles which leads to a carport, timber storage shed, and a garage with up and over door, power and light. The attractive front garden is mainly laid to lawn with mature shrub borders and enclosed by dwarf walling. The rear garden enjoys a sunny aspect and is enclosed by mature hedging and walling affording full seclusion has been landscaped for ease of maintenance with a paved patio area.

**DIRECTIONS**

From our office proceed left and at the traffic lights turn right onto Trinity Avenue. Continue to the junction and turn left onto Bryniau Road. Continue straight a head and over the bridge bearing right into Deganwy. Continue along Station Road, through Deganwy and at the roundabout take the first exit onto Llandudno Junction. Take the first left onto Victoria Drive, then first right onto Broad Street and then first left onto Plas Tre Marl. The property can be found on the right hand side by way of a for sale sign.

**SERVICES**

Mains gas, electric, water and drainage are all believed to be connected or available at the property. All services and appliances have not been tested by the selling agent.

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**ENTRANCE HALL**

Having a coved ceiling, laminate floor, double panel radiator, telephone point, power points, smoke alarm and doors leading off.

**LOUNGE**

21'0" x 11'11" (6.39 x 3.62)

A lovely and bright room enjoying a double aspect with double glazed windows to the front and side, two double panel radiators, wall mounted flue less gas fire, coved ceiling, TV point and telephone point and power points.

**DINING ROOM**

11'11" x 11'6" (3.62 x 3.50)

Having a double panel radiator, coved ceiling, power points and double glazed sliding patio doors into the conservatory.

**CONSERVATORY**

10'10" x 6'6" (3.31 x 1.97)

Fully double glazed, and having air conditioning unit ( which is also a heater), laminate floor, and double glazed door giving access to the rear garden.

**KITCHEN**

11'11" x 9'0" (3.62 x 2.74)

having a range of fitted wall and base cupboards with worktop surfaces over, inset single drainer sink, mixer tap, tiled splash backs, space and plumbing for washing machine, built in Kenwood eye level electric double oven, inset range master ceramic hob with extractor over, integrated fridge freezer, double glazed windows to the side and the rear, coved ceiling, tiled floor, double panel radiator and double glazed door providing access to the rear garden.

