



**ROBBIE HOWARTH**  
ESTATE AGENT

Estate Agent, Residential Lettings & Property Management

# For Sale



**4 Hillside Mews, Llandudno Junction. LL31 9QN**

- **NEWLY BUILT END TERRACE TOWNHOUSE**
  - **3 BEDROOMS**
- **GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING**
  - **TWO PARKING SPACES ON DRIVEWAY**

## £165,000



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**3 Bedrooms**  
**1 Reception**  
**1 Bathroom**  
**Cloakroom**  
**Gas Central Heating**  
**Garden – Yes**  
**2 Parking spaces**  
**Tax Band: Not available yet (Checked 16.05.19)**

**The Property:** A recently built Three bedroomed end terrace townhouse built by local builder John Rochelle “Rochelle Living”. With the benefits of Gas central heating and uPVC double glazing. Spacious Dining kitchen, overlooking the private rear garden, and cloakroom offering well designed accommodation. Alarm system fitted. Two parking spaces to front.

*An Ideal Investment or First Time Buyer Home*

**Location:** Situated on a small development of similar type properties and apartments at the lower end of Llandudno Junction, approximately 400 yards from the Mainline Railway Station on the Holyhead – London line, bus route and shops including Asda, Tesco, Iceland and the Co-Op Store. Access onto the A55 Expressway is within one mile, the medieval town of Conwy is two miles away and the resort town of Llandudno is four miles.

## ACCOMMODATION COMPRISES:

Entrance door at front – composite with feature bevelled glass panes, leads into Entrance Porch. Ceiling light point. Alarm control panel. Panelled central heating radiator. Glazed panelled door into...

**Lounge:** uPVC double glazed square bay window to front. Two ceiling light points. Central heating radiator. TV aerial point. Understairs storage cupboard. Inner area with ceiling light point.

**Cloakroom:** Two-piece contemporary white suite comprising – low level WC and pedestal wash hand basin. uPVC double glazed window with obscure patterned glass. Radiator.

Clear glazed panelled door to...

**Dining Kitchen:** Comprehensive range of white gloss fronted units – wall, drawer and base, with charcoal grey complementary worktops and chrome handles. Concealed lighting above worktops. Inset anthracite grey single bowl sink and drainer with black chrome mixer taps. Plumbing and space for washing machine. Integrated ‘**Lamona**’ dishwasher. Built under ‘**Lamona**’ electric oven and gas hob with canopy style extractor hood above and stainless-steel splashback. Four inset ceiling spotlights and ceiling light point in dining area. uPVC double glazed window overlooks rear garden. ‘Manrose’ extractor fan. Cupboard housing ‘**Biasi**’ central heating combi boiler. Panelled radiator in dining area. uPVC double glazed French doors onto patio and rear garden. Charcoal grey tiled floor.



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Stairs from inner area of lounge rise to...

**First Floor Landing:** Panelled central heating radiator. Loft access. Ceiling light point.

**Bedroom 1:** uPVC double glazed square bay window to front. Ceiling light point. TV aerial point. Panelled central heating radiator.

**Bedroom 2:** uPVC double glazed window to rear. Ceiling light point. Panelled central heating radiator.

**Bedroom 3:** uPVC double glazed window to rear. Ceiling light point. Panelled central heating radiator.

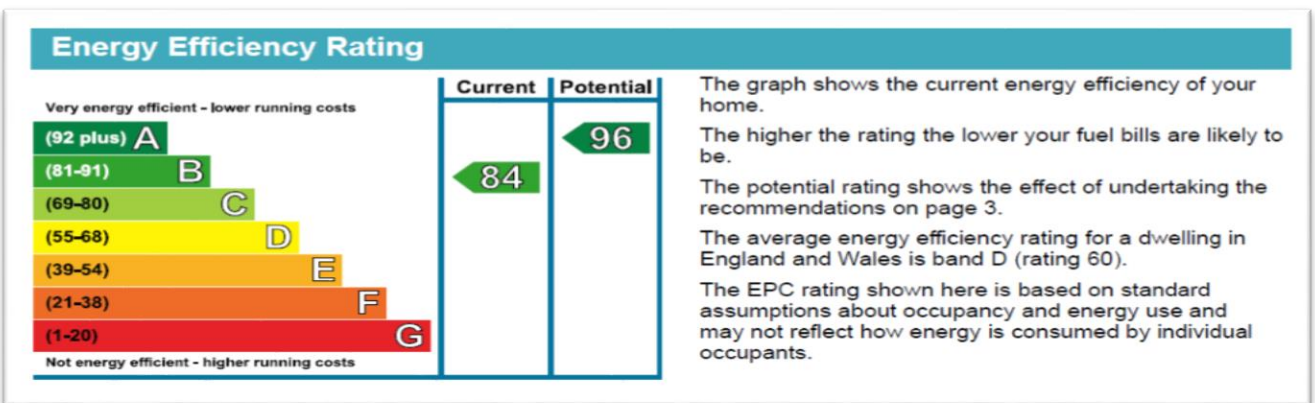
**Bathroom:** Three-piece white modern suite comprising – panelled white bath with shower above, chrome fitting and central chrome mixer tap, wash hand basin and WC. ¾ tiled walls in a sand colour and complementary coloured tiles. Cream coloured to floor. Ladder style chrome radiator. Ceiling fan. Shaver socket.

**General Description:** Covered canopy above front door. Outside light and fitting. Slate and glass house sign. Brick paved driveway for two cars. Rear garden with paved patio and close boarded fencing around

**Tenure:** Leasehold, management fees to be confirmed (Solicitor to confirm).

**Services:** Water, electricity and mains gas.

To view this property, please contact our office immediately (01492 572213)



Robbie Howarth for themselves and for the Vendor(s) or Lessors of this property whose agent they are give notice that- these particulars including measurements are intended as a general guide and do not constitute any part of an offer or Contract. They are issued for the Convenience of any prospective purchaser(s) or tenant and are subject to verification by any intending purchaser or tenant who should satisfy himself as to the correctness of each statement. Neither the Vendor nor the partners of Robbie Howarth nor any person in their employment have any authority to make or give representation or warranty whatsoever in relation to this property.



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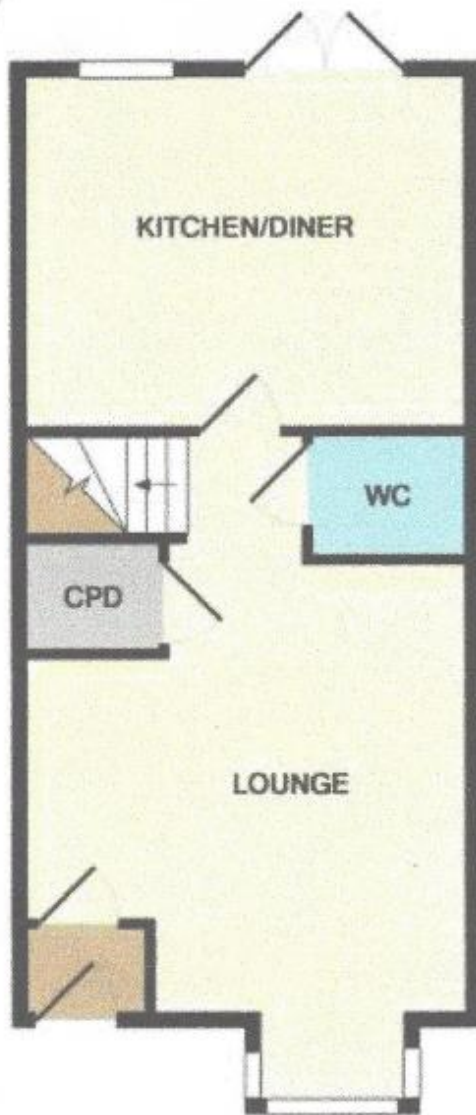
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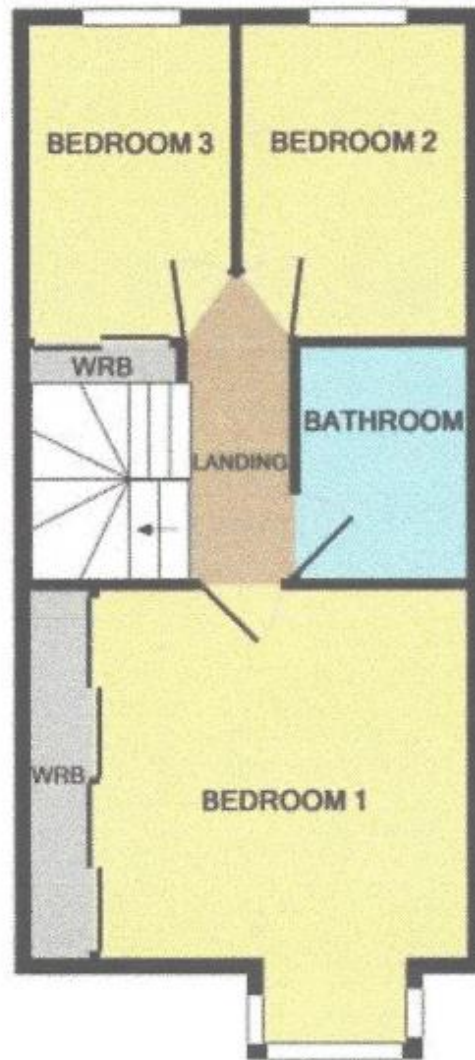


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GROUND FLOOR  
APPROX. FLOOR  
AREA 417 SQ.FT.  
(38.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 416 SQ.FT.  
(38.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 833 SQ.FT. (77.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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