



24, Narrow Lane, Llandudno Junction, Caernarfonshire, LL31 9BB

Bettermove are delighted to bring to the market this lovely 3 bedroom semi-detached house. The recently refurbished property has an extensive array of features such as a games room, conservatory, garage, patio, fireplace and good sized garden.

This property is situated within walking distance to many local amenities such as shops, schools, trains and bus stops making it the ideal family home. There is scope for future extension subject to planning permission should it be required. The loft is insulated and cavity wall insulation has been added. Early viewings on this property are recommended to avoid disappointment.

There is a games room to the front of the property which leads in to the spacious lounge which has a fitted carpet and flame effect gas fire. To the rear of the property there is a sun lounge and kitchen diner which boasts an extensive range of matching wall and base units and utility area and tiled floor.

To the first floor there are 2 good sized double bedrooms, one of which has its own dressing room. The second bedroom has fitted wardrobes. The family bathroom has a 3 piece suite comprising WC, wash basin and bath with shower attachment.

Externally there is a drive to the front of the property with space to park up to 5 cars. Both the front and rear gardens on this corner plot have a good deal of privacy. Looking out of the property there are very satisfying views of the country side.



| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

