



House (EPC Rating: D)

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LLANDUDNO JUNCTION, LL31 9JN

Per month

£1,250 PCM



# 2 Bedroom House located in Llandudno Junction

Nestled in the charming area of Glanwydden, Llandudno Junction, this delightful house offers a perfect blend of comfort and modern living. Spanning an impressive 958 square feet, this well-maintained property, built in 1980, boasts two spacious reception rooms that provide ample space for relaxation and entertaining guests.

The house features two generously sized bedrooms, ideal for a small family or those seeking a guest room or home office. With two bathrooms, convenience is at the forefront, ensuring that morning routines and evening unwinding can be done with ease.

The property has been kept to high standards, reflecting a commitment to quality and care that is evident throughout. Its thoughtful layout and well-proportioned rooms create a welcoming atmosphere, making it a perfect place to call home.

Glanwydden is known for its picturesque surroundings and community spirit, offering a tranquil lifestyle while still being close to local amenities. This house is not just a property; it is a wonderful opportunity to enjoy a comfortable and stylish living experience in a sought-after location. Whether you are looking to rent, this home is sure to impress.

## Entrance hallway

11'10" x 4'6"

A welcoming and characterful entrance hall providing an attractive first impression of the home. The space features stylish patterned tiled flooring, neutral painted walls, and decorative coving that enhance the sense of light and height. A part-glazed front door allows natural light to flow into the hallway while maintaining privacy.

## Kitchen Diner

17'4" x 16'4"

A beautifully presented and stylish open-plan kitchen and dining space, thoughtfully designed to combine modern convenience with character features. The kitchen is fitted with a range of contemporary base units complemented by marble-effect work surfaces and striking tiled splashbacks. Integrated appliances include an electric oven, four-ring hob with extractor hood over, dishwasher, and washing machine, offering a seamless and functional layout ideal for everyday living. A stainless-steel sink with drainer sits beneath a window providing pleasant natural light and views, while recessed ceiling spotlights enhance the bright and welcoming atmosphere. Adding further charm to the room is an exposed brick fireplace with timber mantle, creating an attractive focal point and lending a touch of character to the space. The kitchen flows effortlessly into a dedicated dining area, providing ample room for a family dining table and chairs, perfect for both casual meals and entertaining. Finished with distinctive patterned flooring and stylish décor throughout, this impressive kitchen diner forms the heart of the home, combining practicality, comfort, and contemporary design

## Living room

11'5" x 9'4"

A charming and beautifully presented living room, offering a warm and inviting space ideal for relaxation. The room is centred around an attractive exposed brick fireplace with a timber mantel and inset wood-burning stove, creating a cosy focal point perfect for evenings at home. Natural light flows into the room through a front-facing window, complemented by neutral décor that

enhances the sense of space and comfort. The room provides ample space for lounge furniture while maintaining a welcoming and intimate atmosphere.

## Bedroom 1

13'2" x 11'7"

Experience a perfect blend of traditional charm and contemporary comfort in this generously proportioned master bedroom. Designed with an emphasis on light and space, this room offers a serene sanctuary at the heart of the home.

## Bedroom 2

7'2" x 11'8"

This well-appointed second bedroom offers a warm and inviting atmosphere, making it an ideal guest suite or comfortable double room. Combining rustic textures with a modern color palette, the space is designed for both style and functionality.

## Loft

12'4" x 14'7"

Nestled within the eaves, this characterful third bedroom showcases exposed timber cladding and a cozy, cabin-like aesthetic. This versatile space is perfect as a twin guest room, children's den, or a secluded home office retreat.

## Loft ensuite

4'11" x 4'3"

This stylishly appointed shower room makes clever use of its loft architecture, offering a modern and practical ensuite or guest facility. Combining bold patterns with sleek fixtures, it provides a sophisticated finish to the upper floor.

## Bathroom

8'4" x 5'0"

This masterfully designed family bathroom maximizes both style and utility, offering a comprehensive four-piece suite. Rich textures and bold color choices create a luxurious, boutique-hotel atmosphere.

## Landing

20'6" x 5'7"

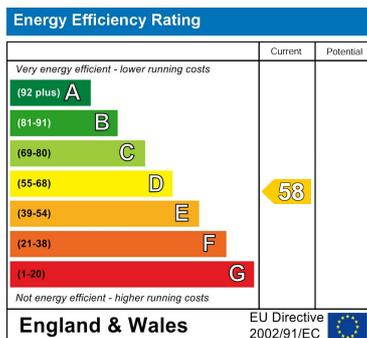


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Energy Performance Graph



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Est :1964