



STERLING

ESTATE AGENTS & VALUERS

**5 Glyn Isaf, Llandudno Junction
North Wales LL31 9HF**



Asking Price £214,950

5 Glyn Isaf, Llandudno Junction, North Wales LL31 9HF

A modern style 3 BEDROOM SEMI DETACHED HOUSE with rear BEDROOM EN SUITE extension or additional RECEPTION ROOM. Brick built with cement rendered elevations beneath a tiled roof the property occupies a quiet position in a 'Mews' style cul-de-sac off Victora Drive and within a short distance of local schools, Supermarkets and Railway Station. Set in ornamental gardens the property comprises HALL, LOUNGE leading into the DINING KITCHEN, REAR EXTENSION & EN SUITE SHOWER, FIRST FLOOR 3 BEDROOMS, BATHROOM & SHOWER, GAS C.H, DOUBLE GLAZING. EPC C70 Potential B82 Ref CB7382

Entrance

Hallway, central heating radiator and cabinet

Lounge

14'9 x 12'4 (4.50m x 3.76m)

Fireplace surround with electric fire, marble back and hearth, double glazed window, central heating radiator, laminate flooring

Dining Kitchen

15'7 x 9'6 (4.75m x 2.90m)

Beech style base cupboards and drawer with terrazzo style work top surfaces, 4 ring gas hob unit, built in oven, stainless steel cooker hood, plumbing for washing machine, gas central heating boiler, stainless steel sink unit, double glazed, stable door, under stairs cupboard, laminate flooring,

Rear Bedroom Extension

11'1 x 10'1 (3.38m x 3.07m)

Or multi purpose room, central heating radiator, laminate flooring, double glazed french doors, 2 double glazed velux windows

En Suite Shower Room

Shower cubicle and unit, wash hand basin, w.c, double glazed, tiled walls

First Floor

Stairway from Hall to First Floor and Landing

Bedroom 1

12'8 x 8'8 (3.86m x 2.64m)

Double glazed, central heating radiator, double door mirror wardrobe, laminate flooring

Bedroom 2

10'4 x 8'8 (3.15m x 2.64m)

Double glazed, central heating radiator, laminate flooring

Bedroom 3

8'5 x 6'4 (2.57m x 1.93m)

Wardrobe alcove, laminate flooring, double glazed window, central heating radiator

Bathroom

6' x 5'11 (1.83m x 1.80m)

Panel bath, shower unit and screen, predestal wash hand basin, w.c, double glazed, laminate flooring, heated towel radiator

Outside

The property is approached by a footpath at the end of the cul-de-sac where there is a gate leading into the front garden, laid with decorative brickwork and boundary wall. The rear garden is ornamental, on two levels

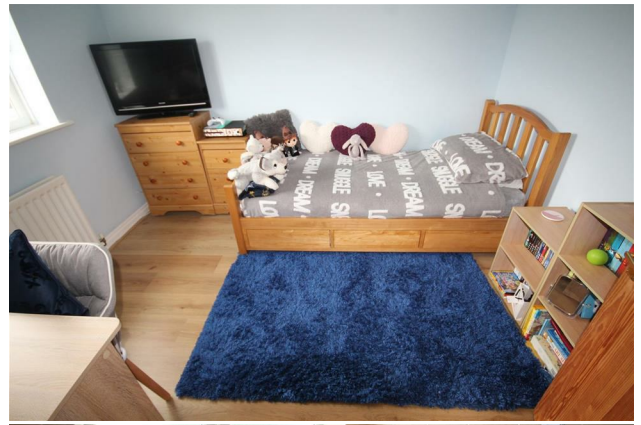
Agents Note

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - www.sterlingestates.co.uk or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.

Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			82
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

AGENTS NOTES;

Viewing Arrangements By appointment with Sterling Estate Agents on **01492-534477**
e mail sales@sterlingstates.co.uk and web site www.sterlingstates.co.uk

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on **01492-534477** or by e mail on sales@sterlingstates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation.

Why not search the many homes we have for sale on our web sites - www.sterlingstates.co.uk or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.

No fee mortgage brokerage service

As a member of The Guild of Professional Estate Agents, Sterling Estates have access to The Guild of Professional Estate Agents Mortgage Services.

- NO FEE advice from the whole of the market
- Arrangement via phone, post and email
- Award winning service
- Best Buy deals updated daily
- Service available 7 days a week, 9.00am – 8.00pm
Mon-Thurs, 9.00am – 5.30pm Fri-Sat, 10.00am – 4.00pm Sun



t: 01492 534477

www.sterlingstates.co.uk

YOUR HOME OR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

The FSA does not regulate most buy to let mortgages.

The Guild of Professional Estate Agents Mortgage Services is provided by London & Country Mortgages Ltd, Beazer House, Lower Bristol Rd, Bath, BA2 3BA who are authorised and regulated by the Financial Services authority, FSA number 143002