



STERLING

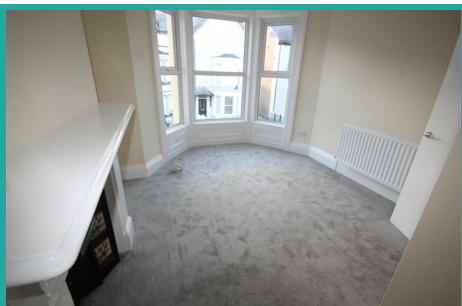
ESTATE AGENTS & VALUERS



**Flat 2 35 Clifton Road, Llandudno, North Wales LL30 2YH**

**Asking Price £129,500**

One of the nicest self contained flats in the area, tastefully decorated and updated by the present owner and ready to walk into. A 2 BEDROOM FIRST FLOOR FLAT centrally located within the Victorian town of Llandudno, within a short level walk to the town centre. Briefly the accommodation comprises **COMMUNAL ENTRANCE HALL & STAIRS TO FIRST FLOOR, LOUNGE, FITTED KITCHEN, 2 BEDROOMS, SHOWER ROOM, GAS C.H, DOUBLE GLAZING.** Energy Rating 65D Potential 80C. Ref **CB7466**



33 Conway Road, Colwyn Bay, LL29 7AA

Tel: 01492 534 477 | sales@sterlingestates.co.uk | www.sterlingestates.co.uk

## Entrance

Front door to Communal Hall and Stairs to First Floor

## Flat 2

### Lounge

15'5" x 10'9" (4.7 x 3.3)

Double glazed bay window, white painted slate fireplace with floral tiled inset, central heating radiator

### Kitchen

8'2" x 7'6" (2.5 x 2.3)

Stainless steel sink unit, range of white base cupboards and drawers with black work top surfaces, plumbing for washing machine, laminate flooring, gas central heating boiler, 4 ring gas hob unit, built in oven, cooker extractor hood, central heating radiator

### Bedroom 1

12'1" x 11'1" (3.7 x 3.4)

Double glazed window to rear aspect, central heating radiator, 4 steps down to shower room

### Shower Room

10'5" x 7'2" (3.2 x 2.2)

Square shower cubicle and unit, pedestal wash hand basin, w.c, central heating radiator, laminate flooring, 2 double glazed windows

### Bedroom 2/Cot Room or Study

10'5" x 5'6" (3.2 x 1.7)

Double glazed, central heating radiator

## AGENTS NOTE

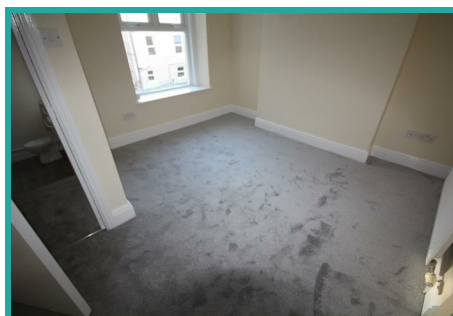
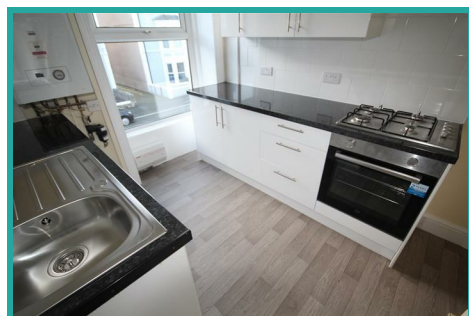
AGENTS NOTE Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingstates.co.uk](mailto:sales@sterlingstates.co.uk) and web site [www.sterlingstates.co.uk](http://www.sterlingstates.co.uk)

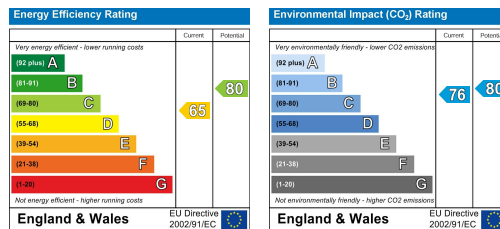
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on [sales@sterlingstates.co.uk](mailto:sales@sterlingstates.co.uk) to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - [www.sterlingstates.co.uk](http://www.sterlingstates.co.uk) or alternatively [www.guildproperty.co.uk](http://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.

PMA; WHEN WE WERE ASKED TO ARRANGE THIS SALE WE HAVE BEEN UNABLE TO VERIFY CERTAIN INFORMATION. IN PARTICULAR NONE OF THE SERVICES, BOUNDARIES, FITTINGS, TENURE AND APPLIANCES, WHERE APPLICABLE, HAVE BEEN TESTED/CHECKED. NO WARRANTIES OF ANY KIND CAN BE GIVEN





**AGENTS NOTES;**

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477  
 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://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](mailto: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](http://www.sterlingestates.co.uk) or alternatively [www.guildproperty.co.uk](http://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.sterlingestates.co.uk](http://www.sterlingestates.co.uk)



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

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