



**STERLING**

ESTATE AGENTS & VALUERS

**32a Great Ormes Road, Llandudno  
Conwy LL30 2BW**



**Asking Price £130,000**

## 32a Great Ormes Road, Llandudno, Conwy LL30 2BW

A deceptively spacious 2 BEDROOM FIRST & SECOND FLOOR MAISONETTE located in the West Shore part of town, above a Barber's Shop and adjacent to the local Co-op store. Approached off the rear elevation into the COMMUNAL PORCH & HALL, the maisonette comprises LOUNGE, KITCHEN DINING ROOM, SHOWER ROOM. On the Top Floor are 2 BEDROOMS and BOX ROOM. GAS C.H & DOUBLE GLAZING. To the outside there is a GARAGE, access off the rear lane with power and light, a low maintenance PATIO GARDEN laid to flagstones. Regular bus services pass the door and the property is just a short walk of the West Shore beach and the town centre of Llandudno a level walk away. EPC 59D Potential 78C Ref CB7509

### Communal Entrance

Double glazed french doors to Porch, tiled floor, inner door to Communal Hall, central heating radiator, own stairs to First Floor

### Landing

Central heating radiator

### Lounge

14'9" x 10'2" (4.5 x 3.1)

Double glazed window having a pleasant outlook, central heating radiator

### Kitchen Dining Room

13'3" x 11'1" (4.05 x 3.4)

Raised dining area, double glazed, central heating radiator, single drainer sink unit, plumbing for washing machine, wall and base cupboards, blue work top surfaces, 4 ring electric hob unit, built in electric oven

### Shower Room

9'6" x 5'10" (2.9 x 1.8)

Double shower cubicle and unit, double glazed window, w.c, pedestal wash hand basin, central heating radiator

### Top Floor

Access to roof void, useful Box Room housing the gas central heating boiler

### Bedroom 1

14'5" x 10'9" (4.4 x 3.3)

Double glazed, central heating radiator

### Bedroom 2

10'2" x 9'10" (3.1 x 3.01)

Central heating radiator, double glazed, four wardrobe cupboards,

### The Garage

20'6" x 9'6" (6.25m x 2.90m)

Brick built garage with up and over door, pitched red tiled roof, access off the rear lane

### The Gardens

Low maintenance paved patio gardens and pathway to the rear lane and garage

### AGENTS NOTE

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.

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

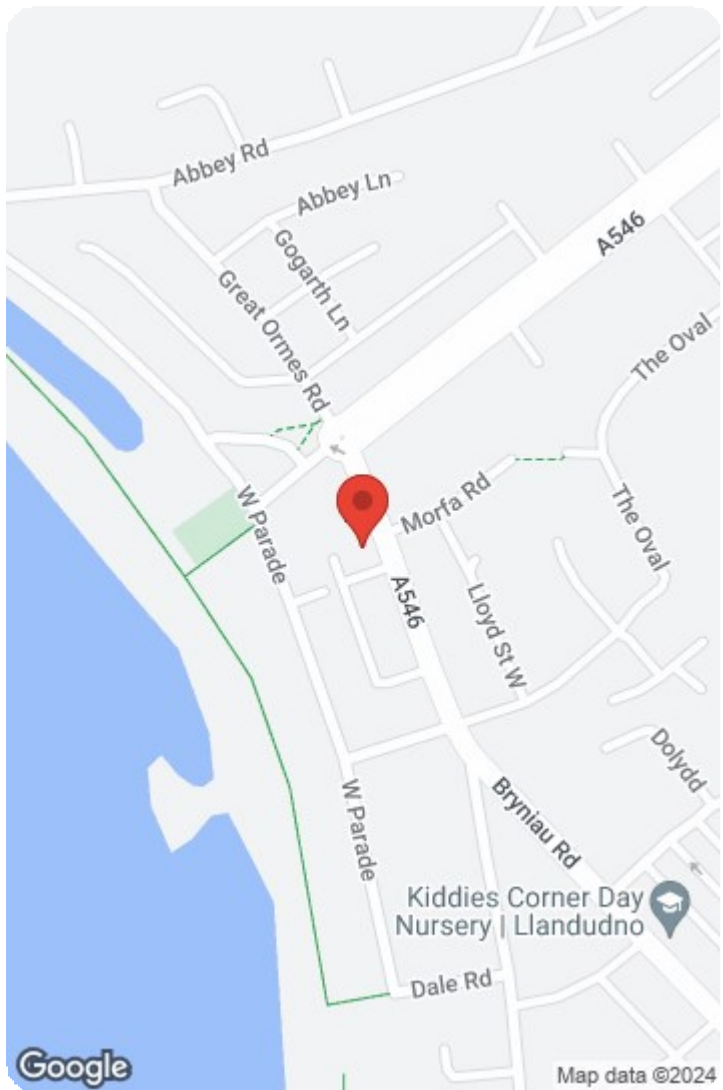




TOTAL FLOOR AREA: 854 sq.ft. (79.3 sq.m.) approx.  
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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 78        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 59                      |           |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         | 78        |
| (81-91) B   |  | 75                      |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



**AGENTS NOTES;**

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