



STERLING

ESTATE AGENTS & VALUERS

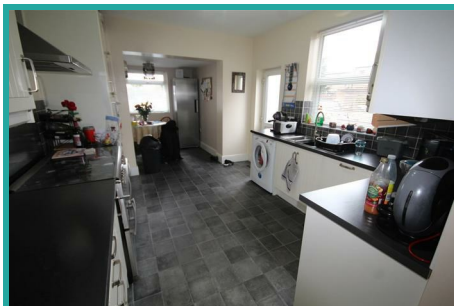
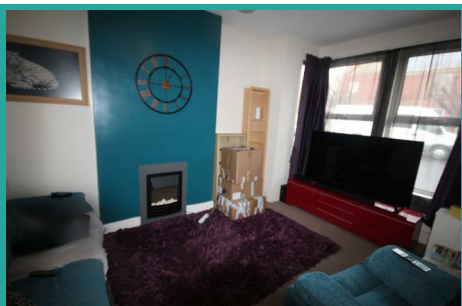


202 Conwy Road, Llandudno Junction, North Wales LL31 9BA

Offers In The Region Of £199,950

A substantially built END OF ROW 4 BEDROOM HOUSE located on the corner of Conwy Road and Avallon Avenue. On three levels, the property offers spacious accommodation well suited for the growing family. On the ground floor is the HALLWAY, LOUNGE, DINING LIVING ROOM and a 23ft FITTED KITCHEN BREAKFAST ROOM.

On the First Floor there are 2 BEDROOMS and 2 MORE BEDROOMS on the TOP LEVEL. As well as the BATHROOM there is an additional SHOWER ROOM. Outside is a small concrete area. Located within level walking distance to the centre of Llandudno Junction which has a variety of local shops, schools and railway station. Regular bus services pass the door the the property and is very close to the A55 Expressway for easy access to Chester and the motorways. Vacant Possession after 31 May 2024 Awaiting EPC Ref CB7507



33 Conway Road, Colwyn Bay, LL29 7AA

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

Entrance Hall

Decorative tiled floor, central heating radiator

Lounge

15'8" x 11'1" (4.8 x 3.4)

Double glazed square bay window, central heating radiator

Dining Room

12'5" x 9'2" (3.8 x 2.8)

Double glazed, central heating radiator

Extended Fitted Kitchen Breakfast Room

22'11" x 10'5" (7.01 x 3.2)

Range of base cupboards and drawers with black work top surfaces, stainless steel sink unit, plumbing for washing machine, 2 double glazed windows and back door, central heating radiator, larder cupboard, 5 ring Leisure gas range, plumbing for dishwasher, stainless steel cooker hood and splash back

First Floor

Stairway from the Hall to First Floor and Landing, central heating radiator

Bedroom 1

15'5" x 13'5" (4.7 x 4.1)

Central heating radiator, 2 double glazed windows

Bedroom 2

12'5" x 9'10" (3.8 x 3.01)

Double glazed, central heating radiator

Bathroom

10'5" x 6'2" (3.2 x 1.9)

Shower bath, pedestal wash hand basin, w.c, central heating radiator, double glaazd

Top Floor

Landing, double glazed velux window, central heating radiator

Bedroom 3

12'5" x 9'6" (3.8 x 2.9)

Double glazed, central heating radiator

Bedroom 4

15'5" x 13'1" (4.7 x 4)

Double glazed, central heating radiator

Shower Room

Shower cubicle and unit, pedestal wash hand basin, w.c, double glazed, heated towel radiator

Outside

Concrete area at the back of the house and opening onto Avallon Avenue

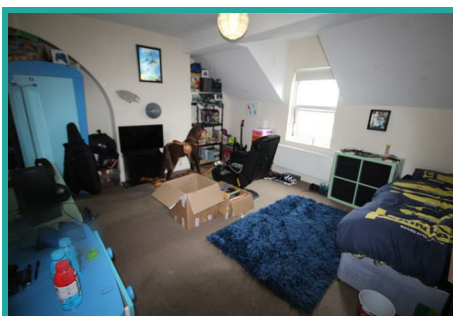
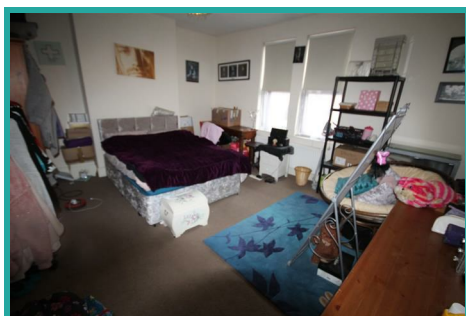
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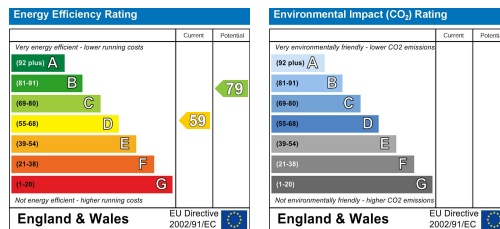
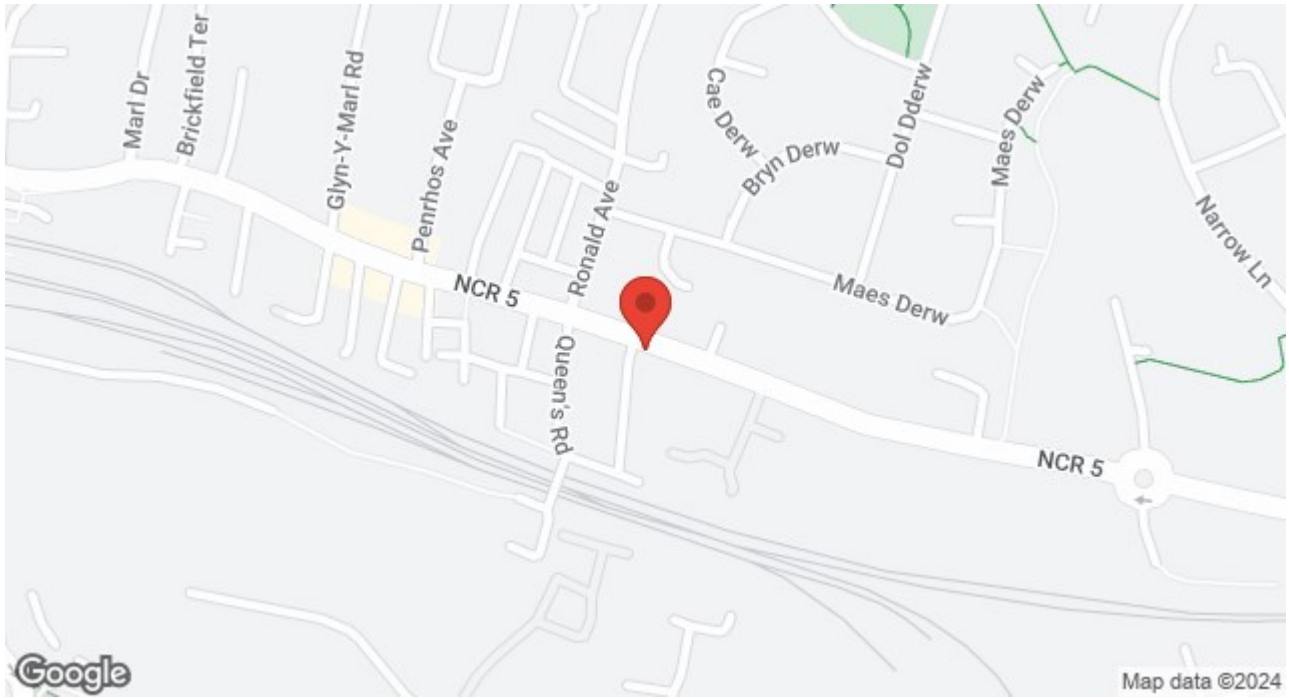
AGENTS NOTE Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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.

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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





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 Mon-Thurs, 9.00am – 5.30pm Fri-Sat, 10.00am – 4.00pm Sun



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