



STERLING

ESTATE AGENTS & VALUERS

**Beit Tikva 25 Conway Road, Penmaenmawr
North Wales LL34 6BH**



Auction Guide £180,000

Beit Tikva 25 Conway Road, Penmaenmawr, North Wales LL34 6BH

For Sale By Auction - Guide Price - £180,000 plus 5% buyer's premium - Auction Date - 27th June 2024

UNCONDITIONAL LOT Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

On the approach into Penmaenmawr town centre, a large 3 STOREY RESIDENCE together with a 2 BEDROOM SELF CONTAINED GARDEN FLAT. From the rear of the property there are far reaching views out to the sea and Anglesey. There is also OFF ROAD PARKING for 3 cars at the back. Of considerable size and with vacant possession the accommodation affords ENTRANCE VESTIBULE, HALLWAY, GROUND FLOOR BEDROOM EN SUITE, LARGE OPEN PLAN LOUNGE KITCHEN DINING, FIRST FLOOR 2 BEDROOM , 1 with EN SUITE, LAUNDRY ROOM and SHOWER ROOM, On the TOP FLOOR are 2 MORE BEDROOMS & BATHROOM. The GARDEN FLAT affords LONG FITTED KITCHEN DINING & LIVING ROOM, CONSERVATORY, 2 BEDROOMS & BATHROOM. EPC 59D Potential 83B Ref CB7537

Entrance

Large Entrance Vestibule, double doors to Reception Hall central heating radiator, dado rail

Ground Floor Bedroom

15'5" x 13'9" (4.7 x 4.2)

Double glazed, central heating radiator,

En Suite Shower

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

Large Open Plan Living Room, Dining and Kitchen

23'7" x 16'0" (7.2 x 4.9)

Single drainer sink unit, range of oak style base cupboards and drawers with terrazzo effect work top surfaces, peninsular cupboards, double glazed bay window overlooking the views out to sea and Anglesey, double glazed french doors onto the Balcony, double door cupboards, fireplace surround, 5 ring gas hob unit, cooker extractor hood, built in oven, plate rack

First Floor

Stairway from the Hall to First Floor and Landing

Bedroom 2

13'9" x 12'5" (4.2 x 3.8)

Double glazed, central heating radiator, double door wardrobe

En Suite Shower Room

Shower cubicle and unit, w.c, wash hand basin

Bedroom 3

19'10" x 14'1" (6.07 x 4.3)

Double glazed bay window and seating to rear aspect overlooking the sea views to Anglesey, fireplace surround

Laundry Room

10'1" x 9'2" (3.09 x 2.8)

Double glazed, gas central heating boiler, plumbing for washing machine, stainless steel sink unit

Shower Room

8'6" x 4'7" (2.6 x 1.4)

Double glazed, shower cubicle and unit, w.c, pedestal wash hand basin, half tiled walls

Top Floor and Landing

Bedroom 4

13'9" x 12'5" (4.2 x 3.8)

Double glazed, fireplace surround, central heating radiator

Bedroom 5

14'5" x 13'9" (4.4 x 4.2)

Double glazed, far reaching views, fireplace surround, central heating radiator

Bathroom

10'2" x 9'2" (3.1 x 2.8)

Shower cubicle and unit, wash hand basin, w.c, panel bath, half tiled walls, central heating radiator, double glazed window

GARDEN FLAT

Double glazed front door off the courtyard garden

Long Kitchen Dining & Living Room

36'5" x 8'2" (11.1 x 2.5)

Stainless steel sink unit, tiled floor, plumbing for washing machine, white base cupboards and black work top surfaces, cooker extractor hood, wall units, double door cupboard, central heating radiator, glazed double doors to bedroom and double glazed french doors to the Conservatory

Bedroom 1

18'8" x 12'5" (5.7 x 3.8)

Double door mirror wardrobe cupboards and fitted bookshelves, double glazed bay window to rear garden aspect, central heating radiator

Bedroom 2

13'9" x 8'10" (4.2 x 2.7)

Shower Room

Shower cubicle and unit, w.c, pedestal wash hand basin, tiled walls and floor, double glazed, central heating radiator

Outside

Shared tarmac driveway at the side of the property leading to the rear parking for 3 cars

AGENTS NOTE

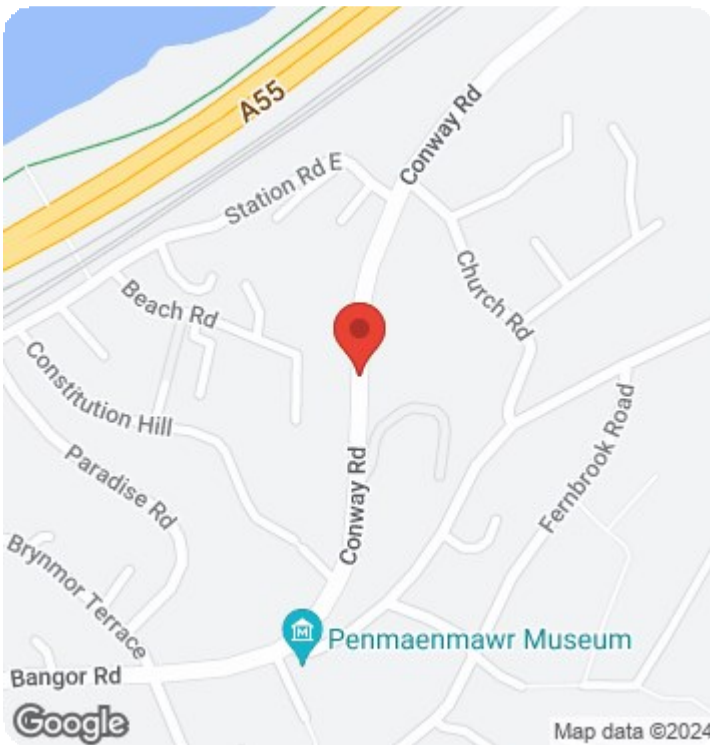
AGENTS NOTE Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		59	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(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;

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