



STERLING

ESTATE AGENTS & VALUERS

**11 Penrhyn Beach West, Penrhyn Bay
Llandudno LL30 3NW**



Auction Guide £170,000

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BY AUCTION 11 Penrhyn Beach West, Penrhyn Bay, Llandudno, Gwynedd, LL30 3NW

Penrhyn Beach West, Penrhyn Bay, Llandudno, Gwynedd, LL30 3NW | Town & Country Property Auctions (townandcountrypropertyauctions.co.uk) Guide Price - £170,000 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).

Opportunity to purchase THIS LOVELY END ROW THREE BEDROOM TOWN STYLE HOME fully furnished, with fixtures and furnishings included in the price. Perfect for investors or first home buyers. Ready to move in or let out straight away. Situated in a very convenient location within yards of the Co-op on the popular Penrhyn Beach development, close to the village shops, family practitioners centre and chemist, primary and secondary schools, bus services to Rhos on Sea, Colwyn Bay and Llandudno, and approximately 2½ miles from Llandudno Town Centre, lovely beached nearby. The well presented and designed accommodation affords OPEN PLAN HALL & LOUNGE, EXCELLENT FITTED KITCHEN DINING, SUN CONSERVATORY, 3 BEDROOMS, MODERN BATHROOM, COURTYARD GARDEN, GARAGE, GAS C.H, DOUBLE GLAZING. Energy Rating 69C Potential 89B. Ref CB7567

Entrance

Double glazed front door

Open Plan Hall and Living Room

16'8" x 12'5" (5.1 x 3.8)

Featuring a circular opening between the hall and living room exposed floorboards, tubular central heating radiator, double glazed window to front aspect, electric coal effect fire, coved ceilings

Superb Fitted Kitchen Dining Room

20'0" x 7'10" (6.1 x 2.4)

Range of base cupboards and drawers in black and white, double glazed window and door, stainless steel sink unit, fitted electric hob unit, 4 ring gas oven, stainless steel splash back, cooker extractor hood, wall units, tubular central heating radiator, under stairs utility area and plumbing for washing machine, upvc walls, breakfast bar, upvc serving area and wine store, double glazed patio doors to

Conservatory

11'9" x 9'10" (3.6 x 3)

Brick lower walls, double glazed windows, access to the garden

First Floor

Bedroom 1

11'5" x 7'10" (3.5 x 2.4)

Double glazed, central heating radiator, three louvre door wardrobe cupboards

Bedroom 2

9'6" x 9'2" (2.9 x 2.8)

Double door wardrobe unit, 2 double glazed windows and shutters

Bedroom 3

8'10" x 6'10" (2.7 x 2.1)

Double glazed, central heating radiator

Modern Bathroom

7'10" x 5'10" (2.4 x 1.8)

Panel bath, shower unit and screen, w.c, double glazed, wash hand basin, upvc walls, heated towel radiator, built in airing cupboard and gas central heating boiler

Outside

Small ornamental front garden and off road parking for one car. Private sheltered courtyard rear garden

The Garage

Single brick garage located in the block behind the row of houses

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.

FOR SALE BY AUCTION

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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		86
(81-91) B		
(69-80) C	71	
(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		

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