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ESTATE AGENTS & VALUERS



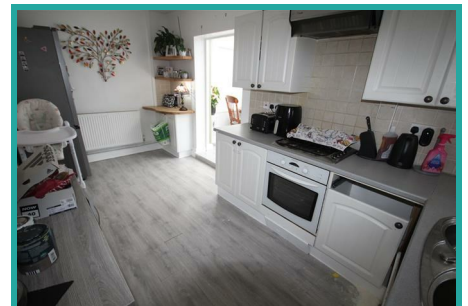
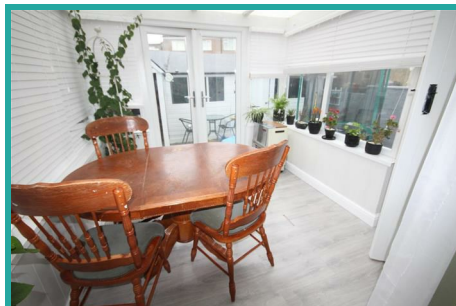
17 Bridge Road, Llandudno, North Wales LL30 2RQ

Auction Guide £115,000

BY AUCTION - 25 July 2024 - 17 Bridge Road, Llandudno, Gwynedd, LL30 2RQ | Town & Country Property Auctions (townandcountrypropertyauctions.co.uk) Guide Price - £115,000

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).

This traditional SEMI DETACHED HOUSE is located at the end of a small cul-de-sac, near to the practice ground to North Wales Golf Club. The property affords deceptively spacious accommodation briefly affording HALL, FRONT LOUNGE, DINING CONSERVATORY, KITCHEN BREAKFAST, 2 BEDROOMS UPSTAIRS, 1 with EN SUITE, MAIN BATHROOM & SHOWER. There is a useful LOFT HOBBIES ROOM accessed via a staircase off bedroom 2. Outside DECKED GARDENS and GARDEN CHALET. GAS C.H & DOUBLE GLAZING. - Some TLC is required. Vacant Possession Council Tax Band C. EPC D64 Potential C80 Ref CB7566



33 Conway Road, Colwyn Bay, LL29 7AA

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

Entrance

Double glazed front door to Small Hall

Front Lounge

14'5" x 12'5" (4.4 x 3.8)

Laminate flooring, fireplace surround with living flame gas fire, central heating radiator

Dining Conservatory

9'2" x 8'10" (2.8 x 2.7)

Double glazed and french doors to garden

Washroom

With w.c and wash hand basin, double glazed

Kitchen Breakfast Room

15'11" x 7'10" (4.85m x 2.39m)

Laminate flooring, stainless steel sink unit, wall and base cupboards, central heating radiator, 4 ring gas hob unit, built in electric oven, cooker extractor hood, under stairs cupboard, work top surfaces

First Floor

Bedroom 1

13" x 10'11" (3.96m x 3.33m)

Double glazed, laminate flooring, wardrobe cupboard

En Suite Shower Room

Shower unit, wash bowl, upvc walls

Bedroom 2

11'5" x 9'2" (3.48m x 2.79m)

Double glazed, laminate flooring, central heating radiator

Bathroom

8'2" x 5'6" (2.5 x 1.7)

Panel bath, shower unit, pedestal wash hand basin, w.c, double glazed, central heating radiator,

Loft Hobbies Room

11'5" x 8'5" (3.48m x 2.57m)

Accessed by a staircase off bedroom 2

Outside

Small front garden, private walled courtyard garden at the rear

Garden Chalet

15'5" x 7'10" (4.7 x 2.4)

Covered storage at the side

AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate

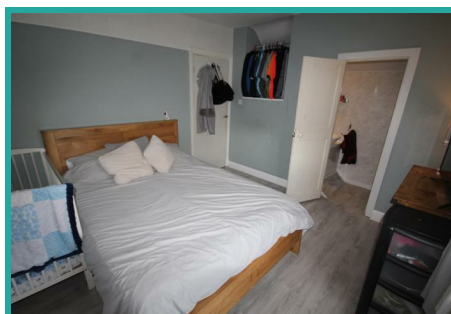
Agents on 01492-534477 e mail

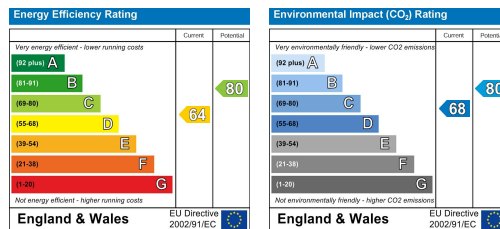
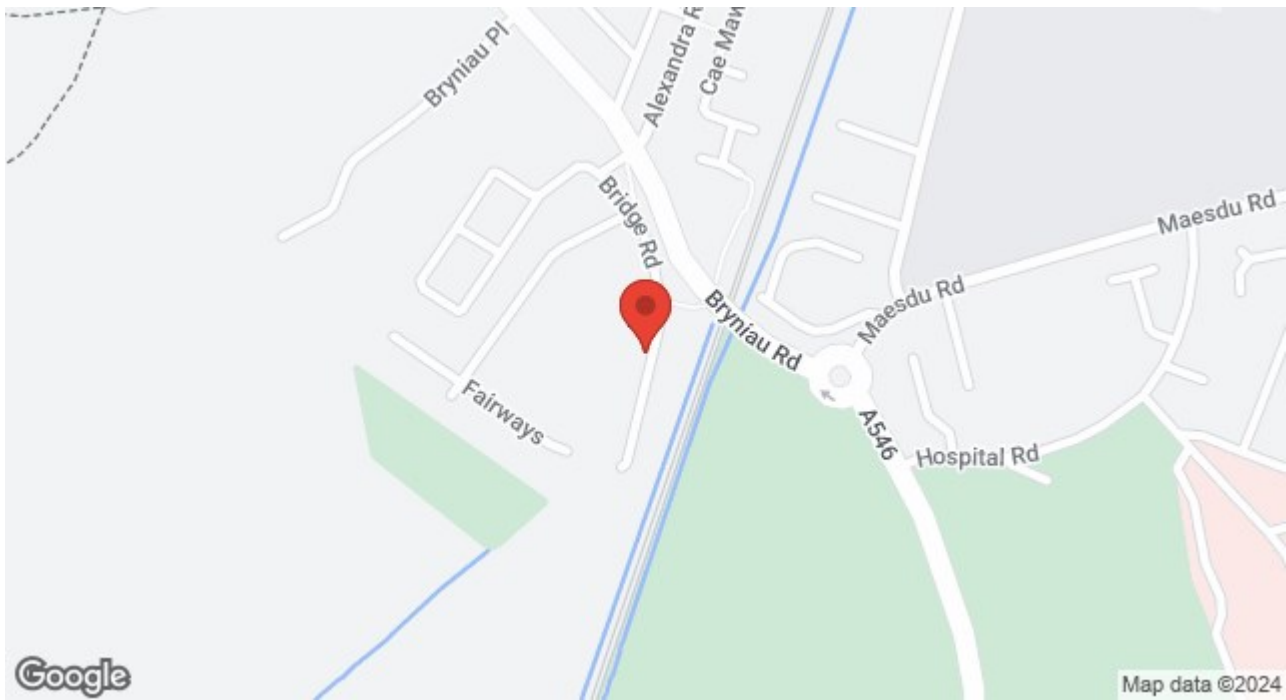
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Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all 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.





AGENTS NOTES;

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