



STERLING

ESTATE AGENTS & VALUERS

**4 Clifton Road, Llandudno
North Wales LL30 2YH**



£245,000

4 Clifton Road, Llandudno, North Wales LL30 2YH

Located in the town centre within a short level walk of all the shopping facilities, transport, beach and promenade. An excellent PART INVESTMENT PROPERTY arranged on three floors comprising a GROUND FLOOR FLAT affording COMMUNAL HALL, DOOR TO GROUND FLOOR, LARGE THROUGH LOUNGE & DINING ROOM, KITCHEN, SUN LOUNGE, BEDROOM, BATHROOM & SHOWER ROOM, SMALL REAR YARD. Flat 2 is on the FIRST & SECOND FLOORS affording LOUNGE, FITTED KITCHEN, SHOWER ROOM, 2 BEDROOMS & BATHROOM. The ground floor flat is subject to the existing tenancy at a rental; of £650 pcm while flat two is offered for sale vacant. Council Tax Band for the Ground Floor is Band A and for the First Second Floor Band B. There is no off road parking. Energy Rating on the Ground Floor is D68 Potential C74 and the rating on Flat 2 is 61D Potential 77C. Ref CB7643

Ground Floor Flat

Communal Hallway, door to Ground Floor

Through Lounge & Dining Room

23'7" x 11'9" (7.2 x 3.6)

Double glazed bay window, 2 central heating radiators, fireplace surround with tiled back, electric fire, under stairs cupboard, display alcove and cupboards

Fitted Kitchen

13'5" x 8'2" (4.1 x 2.5)

Stainless steel sink unit, wall and base cupboards with wood strip effect work tops, plumbing for washing machine, central heating radiator, cooker extractor hood, part tiled walls, (the kitchen does not have a window)

Sun Lounge

12'1" x 5'10" (3.7 x 1.8)

Wall cupboards, central heating radiator, double glazed french doors to rear yard

Bedroom

12'9" x 11'1" (3.9 x 3.4)

Double glazed, laminate flooring, gas central heating boiler

Bathroom

8'10" x 3'7" (2.7 x 1.1)

Panel bath, Triton shower, pedestal wash hand basin, w.c, central heating radiator, double glazed, part tiled walls

Shower Room

8'6" x 4'11" (2.6 x 1.5)

Square shower cubicle and unit, pedestal wash hand basin, w.c, half tiled walls, central heating radiator

Outside

Small rear yard and gate onto Breton Street

First Floor

Stairs off the Communal Hall to First Floor

Landing

Central heating radiator

Lounge

16'0" x 12'1" (4.9 x 3.7)

Double glazed bay window and front window, 2 central heating radiators, fireplace with electric fire

Kitchen

12'9" x 10'0" (3.9 x 3.06)

Cream style base cupboards and drawers with black work tops, stainless steel sink unit, double glazed, central heating radiator, electric oven and hob, wall units

Small Shower Room

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

Bedroom

8'2" x 7'2" (2.5 x 2.2)

Gas central heating boiler, double glazed, central heating radiator

Top Floor

Landing, double glazed

Bedroom 2

16'0" x 11'1" (4.9 x 3.4)

2 double glazed windows and 2 central heating radiators

Bathroom

9'6" x 8'10" (2.9 x 2.7)

Panel bath, w.c, pedestal wash hand basin, half tiled, shower unit and screen, double glazed, central heating radiator, heated towel radiator

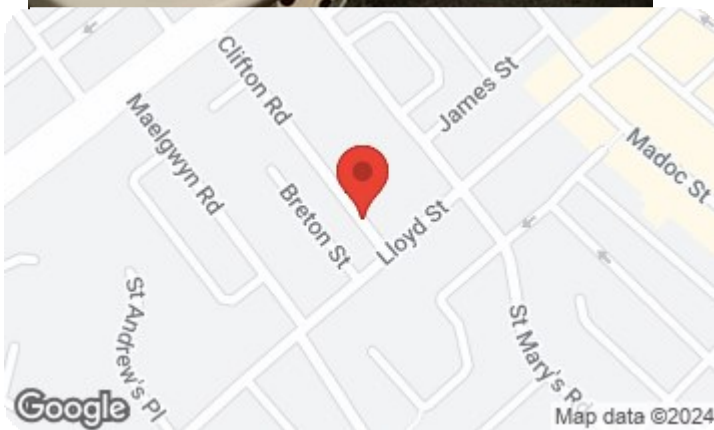
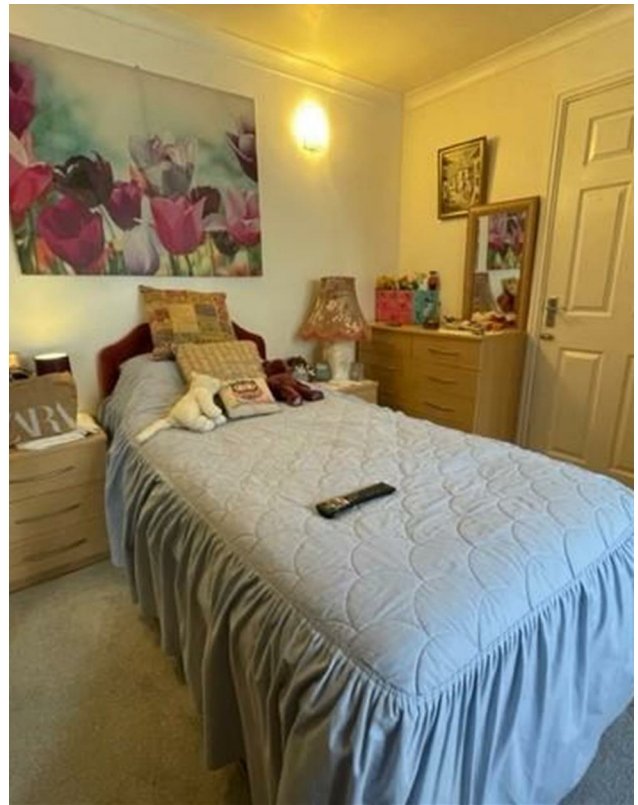
Agents Note

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 These sites could well find a buyer for your own home.

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. ACCORDINGLY PROSPECTIVE BUYERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.





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			
England & Wales		68	74
		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		70	74
		EU Directive 2002/91/EC	

AGENTS NOTES;

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.

No fee mortgage brokerage service

As a member of The Guild of Professional Estate Agents, Sterling Estates have access to The Guild of Professional Estate Agents Mortgage Services.

- NO FEE advice from the whole of the market
- Arrangement via phone, post and email
- Award winning service
- Best Buy deals updated daily
- Service available 7 days a week, 9.00am – 8.00pm
 Mon-Thurs, 9.00am – 5.30pm Fri-Sat, 10.00am – 4.00pm Sun



t: 01492 534477

www.sterlingestates.co.uk

YOUR HOME OR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

The FSA does not regulate most buy to let mortgages.

The Guild of Professional Estate Agents Mortgage Services is provided by London & Country Mortgages Ltd, Beazer House, Lower Bristol Rd, Bath, BA2 3BA who are authorised and regulated by the Financial Services authority, FSA number 143002