



**STERLING**

ESTATE AGENTS & VALUERS

**7 Sefton Terrace, Deganwy  
North Wales LL31 9BU**



**£279,950**

## 7 Sefton Terrace, Deganwy, North Wales LL31 9BU

**Deceptively spacious MIDDLE ROW HOUSE on three floors in this sought after location just a 'stones throw' from the beach and promenade. Within easy reach of the amenities in Deganwy , including shops, restaurants, nearby Quay, salons and Railway Station, a character family home within easy reach of both Llandudno and Conwy. With NO ONGOING CHAIN the accommodation affords LOUNGE, DINING ROOM, KITCHEN, BREAKFAST ROOM, UTILITY ROOM. On the First Floor there are 2 BEDROOMS & BATHROOM and on the TOP LEVEL BEDROOMS 3 & 4. Gas central heating and double glazing. Awaiting EPC Ref CB7676**

### Entrance

Double glazed front door to Porch, glazed inner door to Lounge

### Lounge

16'0" x 14'9" (4.9 x 4.5)

Double glazed bay window, 2 central heating radiators, coved ceilings, fireplace surround and electric fire, fitted cupboards and shelving in alcoves

### Dining Room

15'5" x 11'9" (4.7 x 3.6)

Brick fireplace and side plinths, gas fire, central heating radiator, double glazed, under stairs cupboard, shelving in alcove

### Breakfast Room

12'9" x 9'6" (3.9 x 2.9)

Gas central heating boiler, 2 double glazed windows, central heating radiator

### Kitchen

11'9" x 7'6" (3.6 x 2.3)

Double drainer stainless steel sink unit, 4 ring gas hob unit, double glazed window, range of Schreiber base cupboards and drawers in a wood grain design, marble effect work tops, built in electric oven, wall units, larder cupboard

### Utility Room

7'2" x 5'10" (2.2 x 1.8)

Stainless steel sink unit, plumbing for washing machine, double glazed back door

### First Floor

Landing central heating radiator

### Bedroom 1

17'0" x 11'9" (5.2 x 3.6)

Under stairs cupboard, 2 double glazed windows, 2 central heating radiators

### Bedroom 2

11'9" x 10'5" (3.6 x 3.2)

Double glazed window to rear aspect, central heating radiator, vanity wash hand basin, 2 double door wardrobe cupboards

### Shower Room

9'2" x 5'6" (2.8 x 1.7)

Double glazed, central heating radiator, wash hand basin, cupboards below, shower cubicle and unit

### Separate Bathroom

Bath, w.c, double glazed

### Top Floor

### Bedroom 3

10'9" x 8'10" (3.3 x 2.7)

Double glazed velux, central heating radiator, eaves storage

### Bedroom 4

11'9" x 8'6" (3.6 x 2.6)

Wardrobe cupboards, double glazed velux window, central heating radiator, wash hand basin, double door wardrobe, eaves storage

### Outside

Small rear yard with private gate onto Beach Road

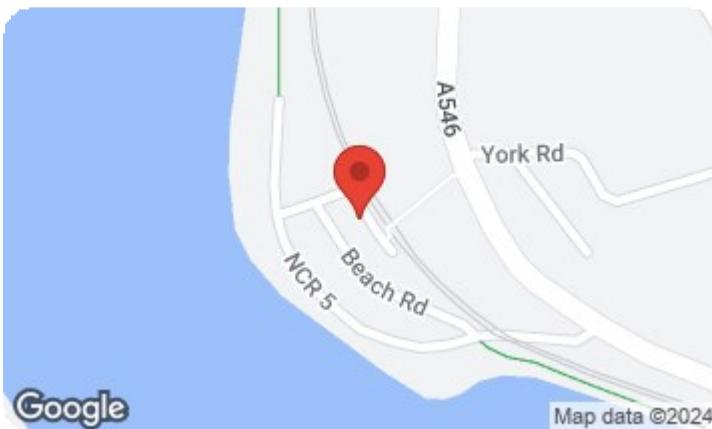
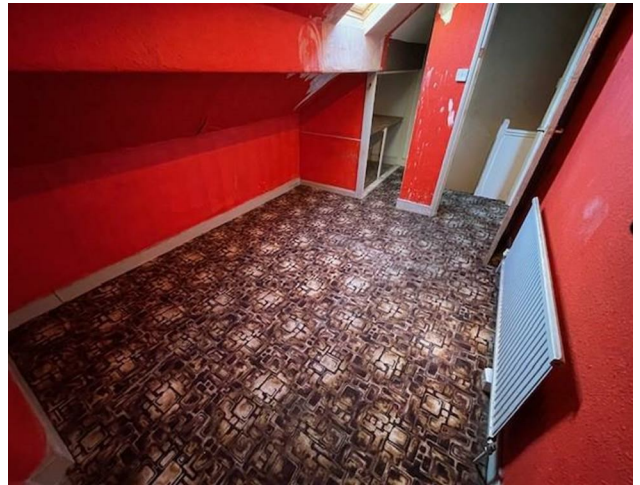
### AGENTS NOTE

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.





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		EU Directive 2002/91/EC	82
			51

Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

#### AGENTS NOTES;

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