



STERLING

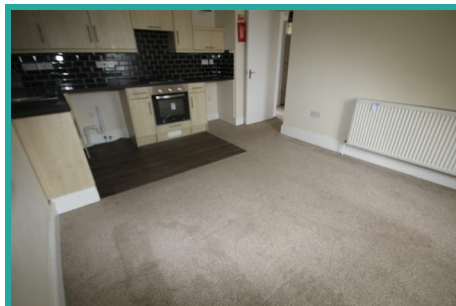
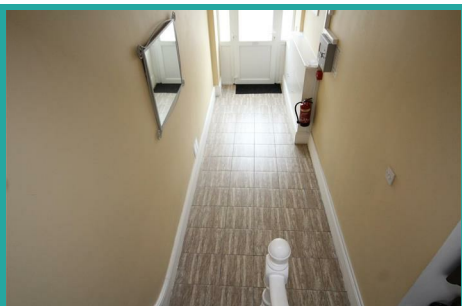
ESTATE AGENTS & VALUERS



Flat 4 Roselea, Llandudno, North Wales LL30 2YB

£75,000

A self contained THIRD FLOOR FLAT in this large three storey house occupying a convenient location just off Gloddaeth Avenue. The flat is within a short distance of the town centre in Llandudno, promenade, theatre and schools. With vacant possession and NO ONGOING CHAIN the accommodation comprises COMMUNAL HALL, FLAT 4 HALL, LOUNGE, KITCHEN, 2 BEDROOMS & SHOWER ROOM, GAS C.H, DOUBLE GLAZING. Subject to a 999 year Lease from 2007. Energy Rating D57 Potential D60. Council Tax Band A. Ref CB7792



33 Conway Road, Colwyn Bay, LL29 7AA

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

Communal Hall

Stairs to upper floors

Third Floor and Flat 4

Hall

Living Room Kitchen

16'6" x 11'5" (5.04 x 3.5)

Double glazed window, central heating radiator, stainless steel sink unit, maple style base cupboards and drawers with black work tops, 4 ring electric hob unit, built in oven, wall units, gas central heating boiler, plumbing for washing machine

Bedroom 1

10'9" x 7'10" (3.3 x 2.4)

Double glazed, central heating radiator

Bedroom 2

12'5" x 9'6" (3.8 x 2.9)

Double glazed, central heating radiator

Shower Room

9'2" x 3'6" (2.8 x 1.07)

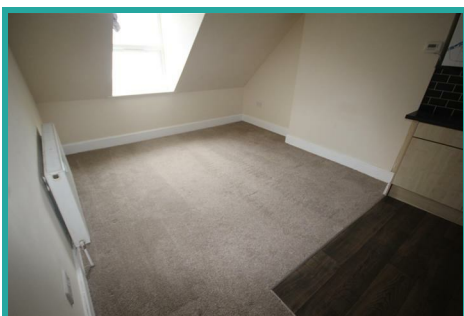
Double shower cubicle and unit, pedestal wash hand basin, w.c, tiled walls, mirror, heated towel radiator

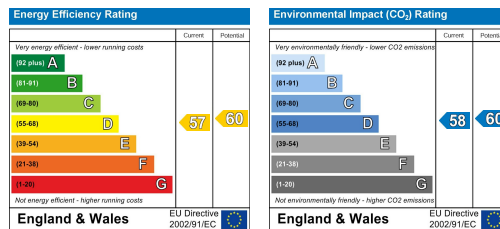
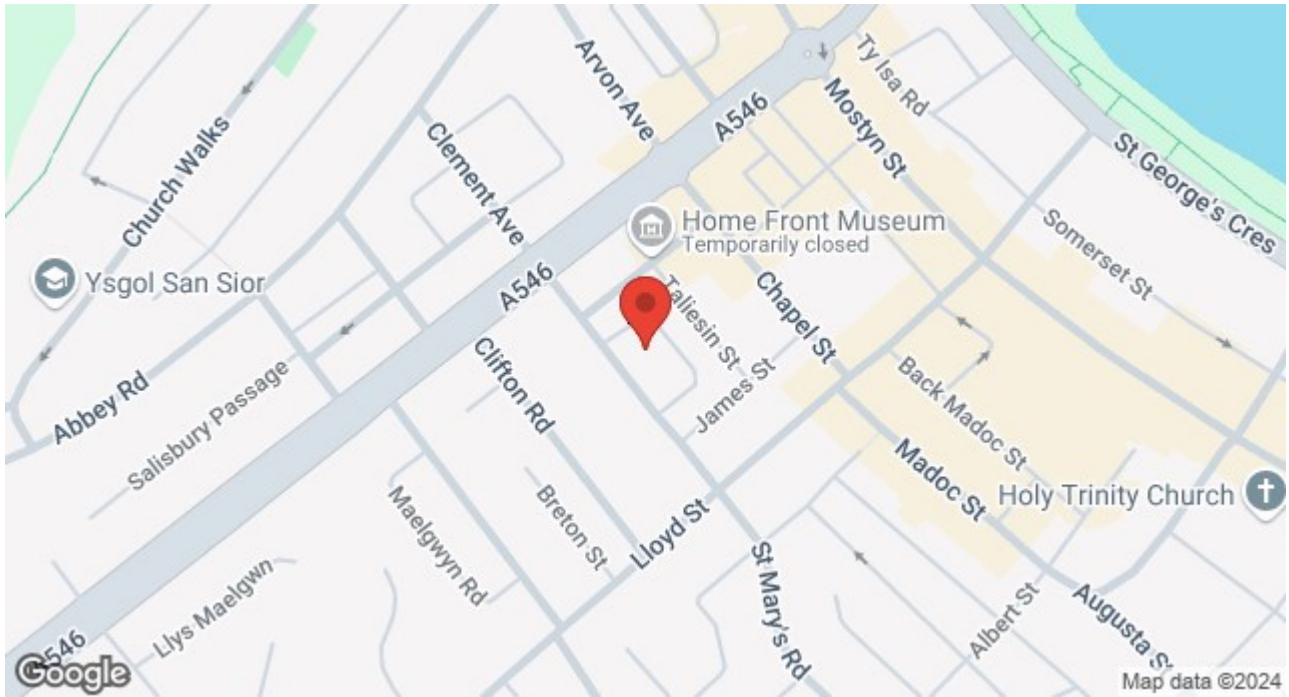
AGENTS NOTE

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