



STERLING

ESTATE AGENTS & VALUERS

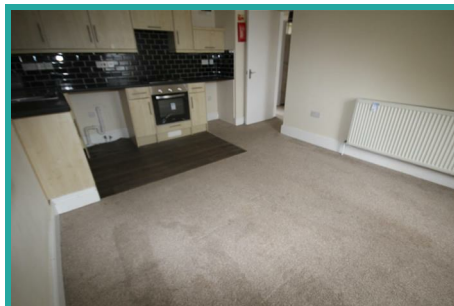
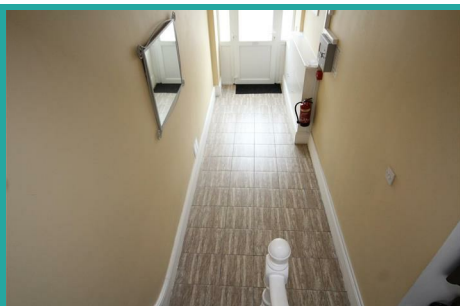


Flat 4 Roselea, Llandudno, North Wales LL30 2YB

£65,000

Public Notice We are acting in the sale of Flat 4 Roselea, 21 Deganwy Avenue, Llandudno, LL30 2YB and have received an offer of £65,000 on the property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place. The Energy Performance Certificate Rating is D.

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



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

Viewing Arrangements By appointment with Sterling Estate

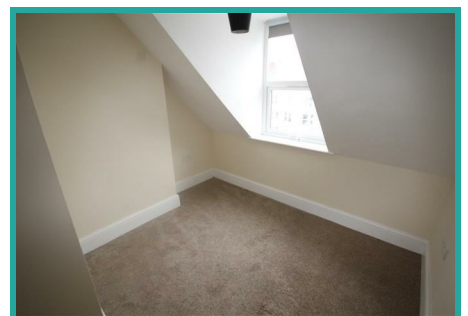
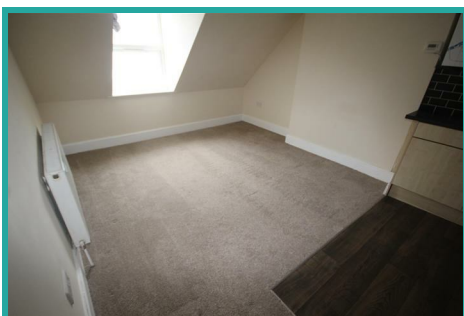
Agents on 01492-534477 e mail

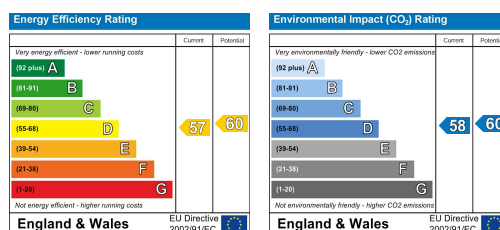
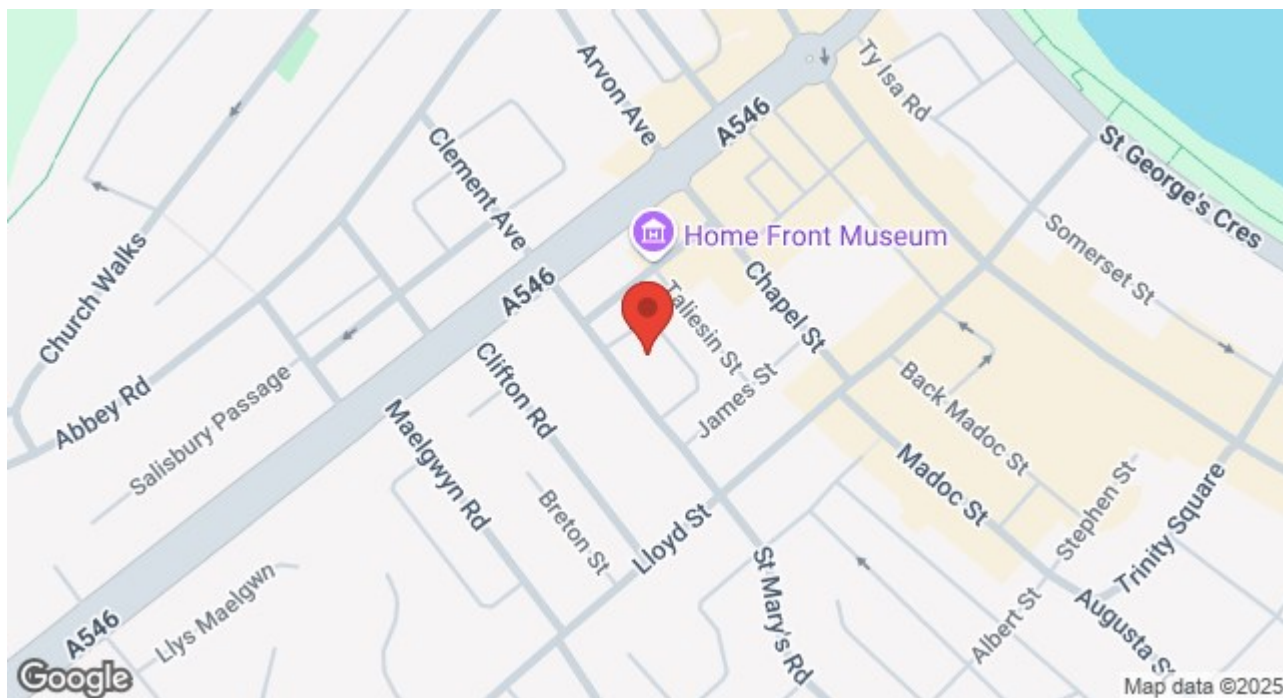
sales@sterlingestates.co.uk and web site

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.





AGENTS NOTES;

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e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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



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- 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



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