



STERLING

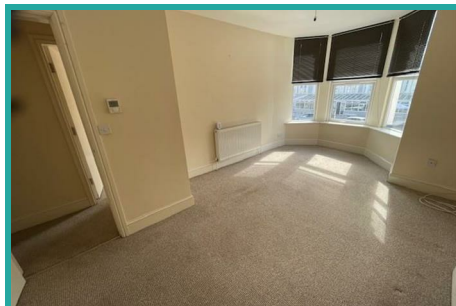
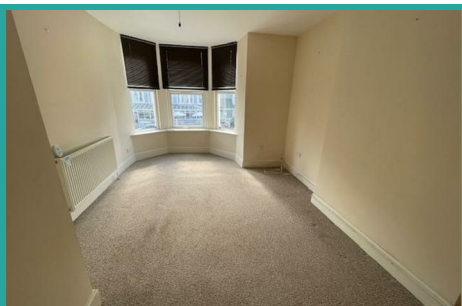
ESTATE AGENTS & VALUERS



Roselea 21 Deganwy Avenue, Llandudno, North Wales LL30 2YB

£75,000

A self contained **FIRST 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 2 HALL, LOUNGE, FITTED KITCHEN, 1 BEDROOM & SHOWER ROOM, GAS C.H, DOUBLE GLAZING.** Subject to a 999 year Lease from 2007. Energy Rating 79C Potential 82B. Council Tax Band A. Ref CB7791



33 Conway Road, Colwyn Bay, LL29 7AA

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

Communal Hallway

Stairs to Upper Floors

First Floor and Flat 2

Hall

Lounge

18'0" x 10'9" (5.5 x 3.3)

Double glazed bay window, central heating radiator

Kitchen

10'9" x 7'2" (3.3 x 2.2)

Stainless steel sink unit, central heating radiator, tiled floor, base cupboards and drawers with black work top surfaces, double glazed window, 4 ring electric hob unit, built in oven, cooker extractor hood, Logic gas central heating boiler

Bedroom

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

Double glazed, central heating radiator

Shower Room

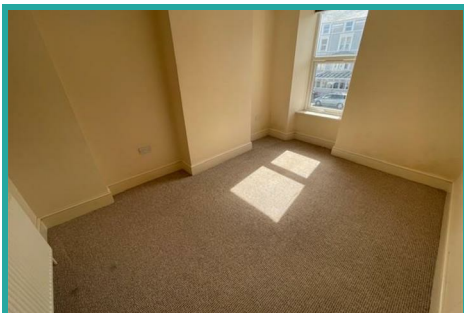
Double shower cubicle and unit, pedestal wash hand basin, w.c, tiled floors and walls, heated towel radiator

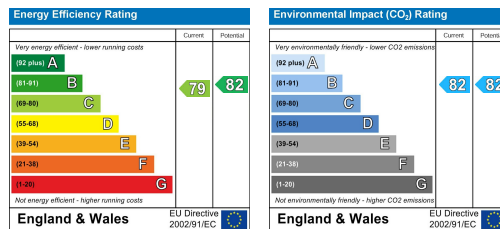
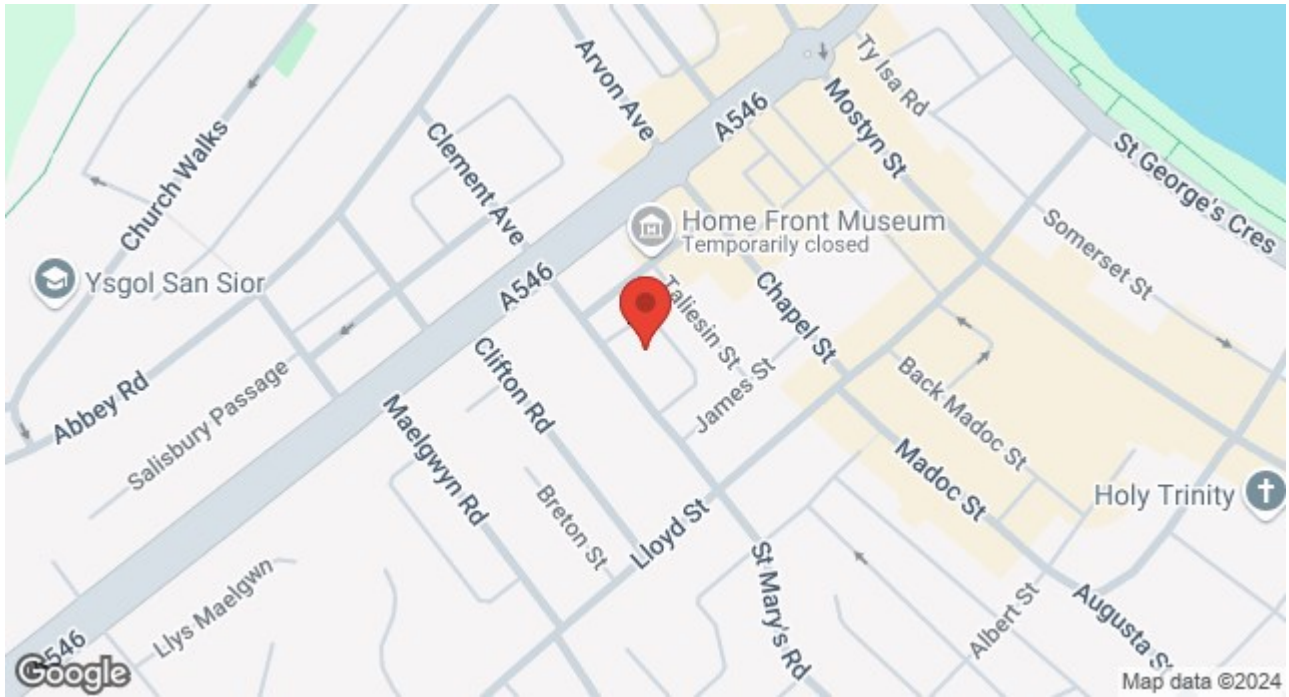
AGENTS NOTE

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