



STERLING

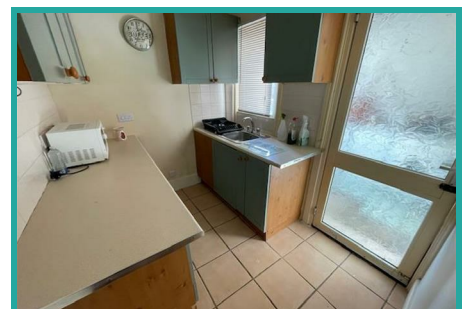
ESTATE AGENTS & VALUERS



10 Peniel Street, Deganwy, North Wales LL31 9UP

£129,950

An END of ROW 2 BEDROOM HOUSE requiring updating and redecoration but also offering great potential to transform the property into a lovely cosy cottage style home. The property is located in an established residential area not far from Deganwy Junior School, the local Co-op and the Varde Bowling Club. With vacant possession and NO ONGOING CHAIN the accommodation affords HALL, SITTING ROOM, LIVING ROOM, KITCHEN, LEAN TO UTILITY, 2 BEDROOMS, BATHROOM, REAR GARDEN, GAS C.H., DOUBLE GLAZING. Council Tax Band C. Freehold. Energy Rating 55D Potential 86B Ref CB7821



33 Conway Road, Colwyn Bay, LL29 7AA

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

Hallway

Double glazed front door to Hall central heating radiator

Front Lounge

11'5" x 8'10" (3.5 x 2.7)

Central heating radiator, 2 double glazed windows, fireplace surround and gas point, coved ceilings

Living Sitting Room

12'9" x 10'2" (3.9 x 3.1)

Central heating radiator, fireplace surround and gas point

Kitchen

7'10" x 6'2" (2.4 x 1.9)

Stainless steel sink unit, wall and base cupboards, tiled floor, under stairs cupboard

Lean to Utility Room

Plumbing for washing machine

First Floor

Bedroom 1

13'5" x 11'5" (4.09 x 3.5)

Double glazed, central heating radiator

Bedroom 2

12'5" x 7'10" (3.8 x 2.4)

Double glazed window, central heating radiator

Bathroom

8'2" x 6'2" (2.5 x 1.9)

Bath, w.c, wash hand basin, airing cupboard and Baxi gas central heating boiler

Outside

Ornamental rear garden with private gate to rear lane and Park Road. Garden Store

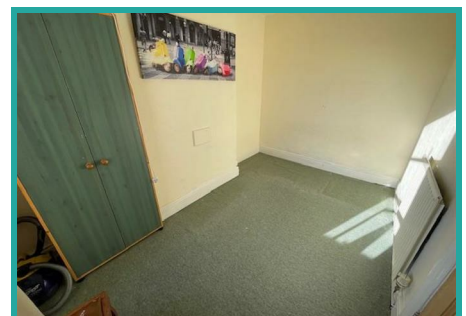
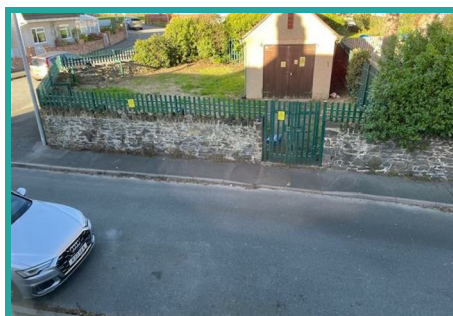
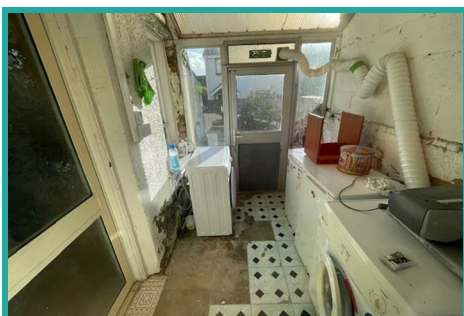
AGENTS NOTE

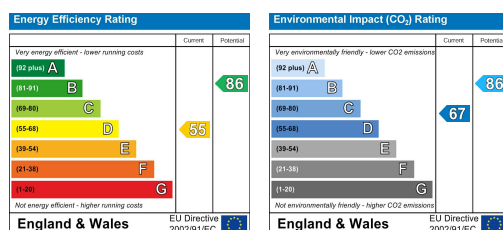
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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;

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 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