

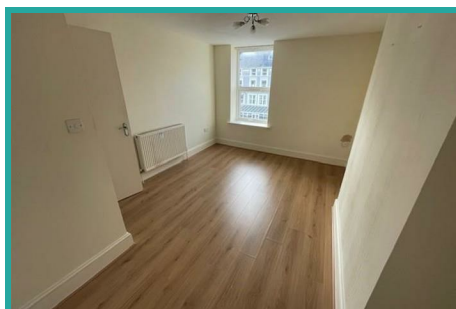
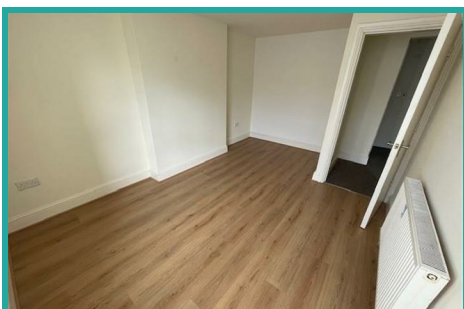


## Flat 3 Roselea, Llandudno, North Wales LL30 2YB

**£64,950**

Public Notice We are acting in the sale of Flat 3 Roselea, 21 Deganwy Avenue, Llandudno, LL30 2YB and have received an offer of £64,000 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 C.

A SELF CONTAINED 1 BEDROOM FLAT on the third floor of this substantially built middle row house, converted into 4 flats. The property is located between Gloddaeth Avenue and LLOYD Street within a short distance of the town centre, promenade and bus services. With vacant possession and NO ONGOING CHAIN the accommodation affords HALL, LOUNGE, BEDROOM, KITCHEN with appliances and SHOWER ROOM. Gas central heating and double glazing. Energy Rating 74C Potential 80C. Tenure to be confirmed. Council Tax Band A. Ref CB7849



### Entrance

Communal Hall and Stairs to Second Floor

### Flat 3

Hall, laminate flooring, door entry phone

### Lounge

14'5" x 10'0" (4.4 x 3.06)

Double glazed, central heating radiator, laminate flooring

### Kitchen

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

Maple style base cupboards and drawers with back work top surfaces, double glazed, laminate flooring, central heating radiator, 4 ring electric hob unit, built in oven, cooker extractor hood, gas central heating boiler

### Bedroom

10'9" x 10'5" (3.3 x 3.2)

Double glazed, laminate flooring, central heating radiator

### Shower Room

7'2" x 3'11" (2.2 x 1.2)

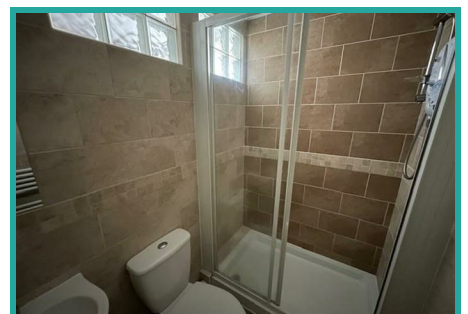
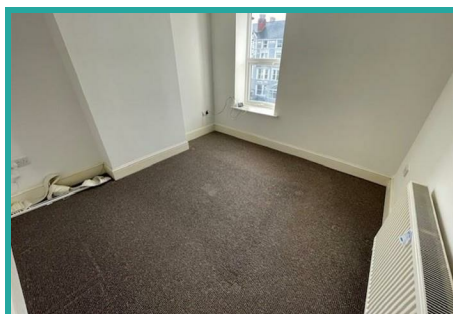
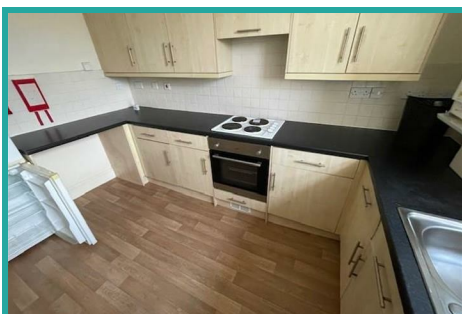
Double shower cubicle and unit, wash hand basin, w.c, heated towel radiator

### AGENTS NOTE

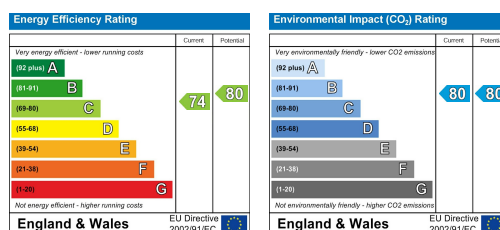
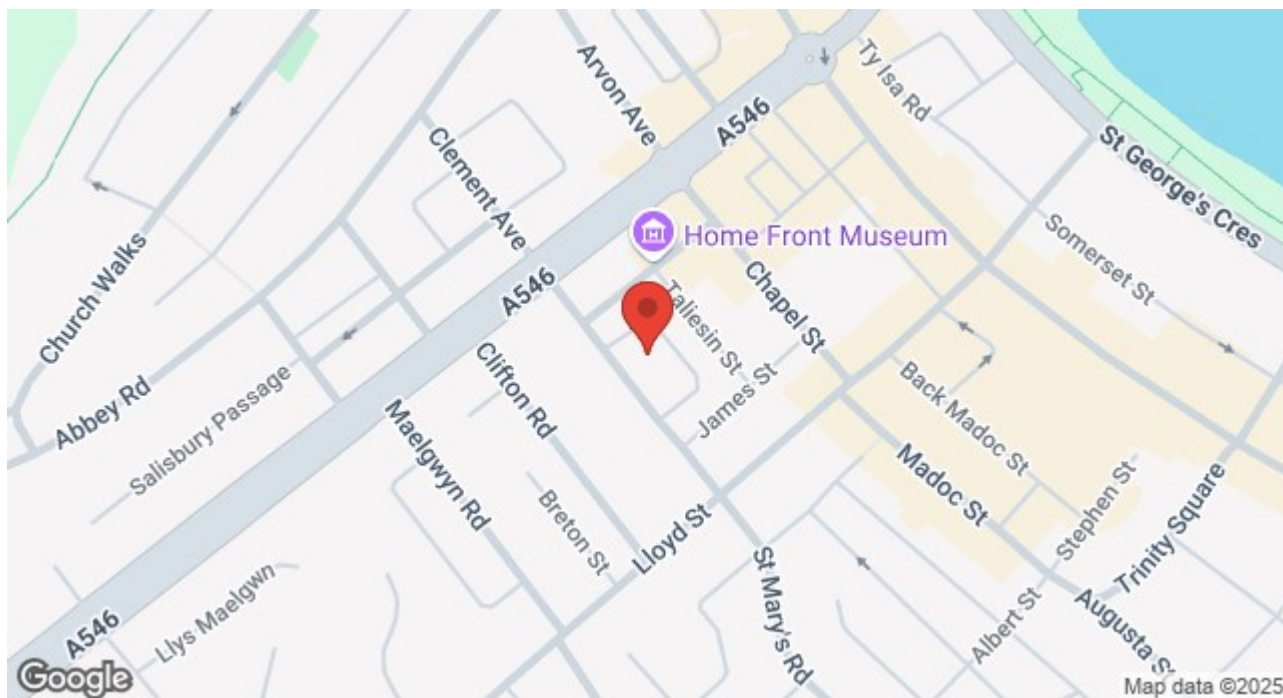
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)

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](mailto: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](http://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](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://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](mailto: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](http://www.sterlingestates.co.uk) or alternatively [www.guildproperty.co.uk](http://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](http://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

