

**47 Marl Crescent, Llandudno Junction
North Wales LL31 9HW**



£235,000

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A well built 3 BEDROOM SEMI DETACHED HOUSE in a popular residential area off Victoria Drive. The property has a large rear garden and a SINGLE GARAGE and PARKING at the back of the house. Double fronted in style the accommodation affords HALL DOUBLE ASPECT LOUNGE, LIVING ROOM, KITCHEN BREAKFAST ROOM, REAR PORCH, BATHROOM, GAS C.H, DOUBLE GLAZING. The house is within a short distance of the shops and Supermarkets, Railway Station and primary school. Tenure Freehold. Council Tax Band C. Awaiting EPC. 59D Potential 80C Ref CB7868

Entrance

Double glazed front door to Hall, dado rail

Lounge

15'5" x 11'1" (4.7 x 3.4)

Fireplace surround with living flame gas fire, 2 double glazed windows, laminate flooring, coved ceilings

Dining Living Room

11'9" x 10'5" (3.6 x 3.2)

Brick fireplace and gas fire, coved ceilings, double glazed, central heating radiator

Kitchen Breakfast Room

14'9" x 10'5" (4.5 x 3.2)

Stainless steel sink unit, double glazed window, tiled floor, light oak style base cupboards and drawers with grey work top surfaces, 4 ring gas hob unit, stainless steel splash back, built on oven, dado rail, under stairs cupboard, plumbing for washing machine, Store Cupboard housing the gas central heating boiler

Rear Porch

Tiled floor, brick lower walls, windows double glazed, access to gardens

First Floor and Landing

Bedroom 1

15'5" x 11'1" (4.7 x 3.4)

Double glazed, central heating radiator, wardrobe cupboard

Bedroom 2

11'9" x 11'1" (3.6 x 3.4)

Double glazed, central heating radiator

Bedroom 3

10'5" x 8'6" (3.2 x 2.6)

Double glazed, laminate floor, central heating radiator

Bathroom

7'2" x 5'6" (2.2 x 1.7)

Panel bath, shower unit, double glazed, pedestal wash hand basin, w.c, tiled and panelled walls, linen cupboard

The Garage

Single concrete sectional GARAGE, pebble dashed and up and over door at the back of the house, access from the rear lane, parking space also

The Gardens

Long lawned rear garden with hedges, concrete pathway, garden at the front

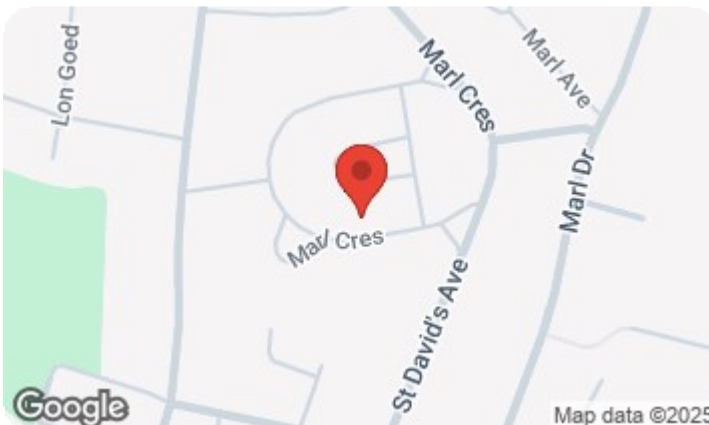
AGENTS NOTE

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 or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.

Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(81-91) B	
(69-80) C	59
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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