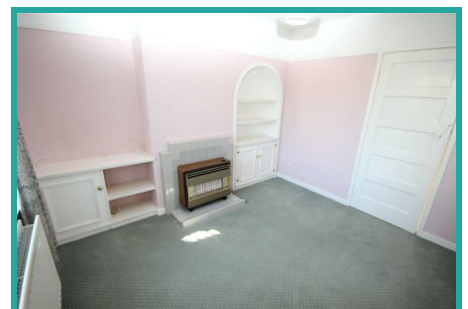




24 Marl Crescent, Llandudno Junction, North Wales LL31 9HS

£219,950

In a popular residential road just off Victoria Crescent, a traditional style 3 BEDROOM SEMI DETACHED HOUSE offered for sale with vacant possession and no ongoing chain. The house stands in sunny rear gardens and offers excellent potential for cosmetic updating. From the HALL is the LIVING ROOM, LOUNGE, KITCHEN & STORE, BATHROOM, GAS C.H, DOUBLE GLAZING. The house is within easy reach of the local schools, Railway Station, Supermarkets and access onto the A55.. Tenure Freehold, Council Tax Band C. Awaiting EPC Ref CB7906



Entrance

Double glazed front door to

Hall

Central heating radiator, BT point, under stairs pantry cupboard

Living Room

10'9" x 9'2" (3.3 x 2.8)

Tiled fireplace and gas fire, arched display in alcove with cupboards, 2 double glazed windows, central heating radiator

Lounge

16'0" x 11'1" (4.9 x 3.4)

Tiled fireplace, gas point, 2 double glazed windows

Kitchen

10'9" x 8'2" (3.3 x 2.5)

Wall and base cupboards, breakfast bar top, stainless steel sink unit, plumbing for washing machine, double glazed, gas central heating boiler

Rear Hall

Walk in store

First Floor

Stairway off the Hall to First Floor and Landing, double glazed, central heating radiator

Bedroom 1

16'0" xx 10'2" (4.9 xx 3.1)

Double glazed, central heating radiator, wardrobe cupboard

Bedroom 2

10'9" x 10'2" (3.3 x 3.1)

Double glazed, central heating radiator

Bedroom 3

11'1" x 8'2" (3.4 x 2.5)

Double glazed, central heating radiator

Bathroom

5'6" xx 4'3" (1.7 xx 1.3)

White suite of panel bath, pedestal wash hand basin, shower unit, double glazed, central heating radiator, upvc walls, linen cupboard, Separate w.c, double glazed

Outside

Lovely sunny rear garden laid to lawn, paved, fenced and hedge boundaries, Garden Shed, Coal Store

AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate

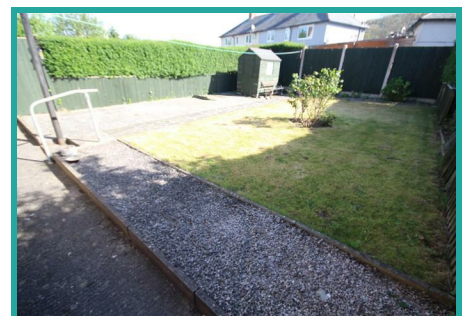
Agents on 01492-534477 e mail

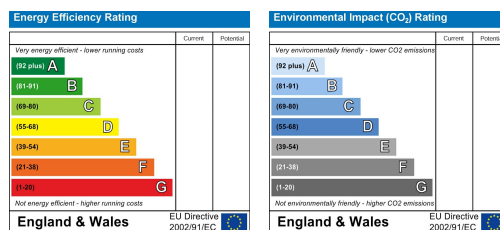
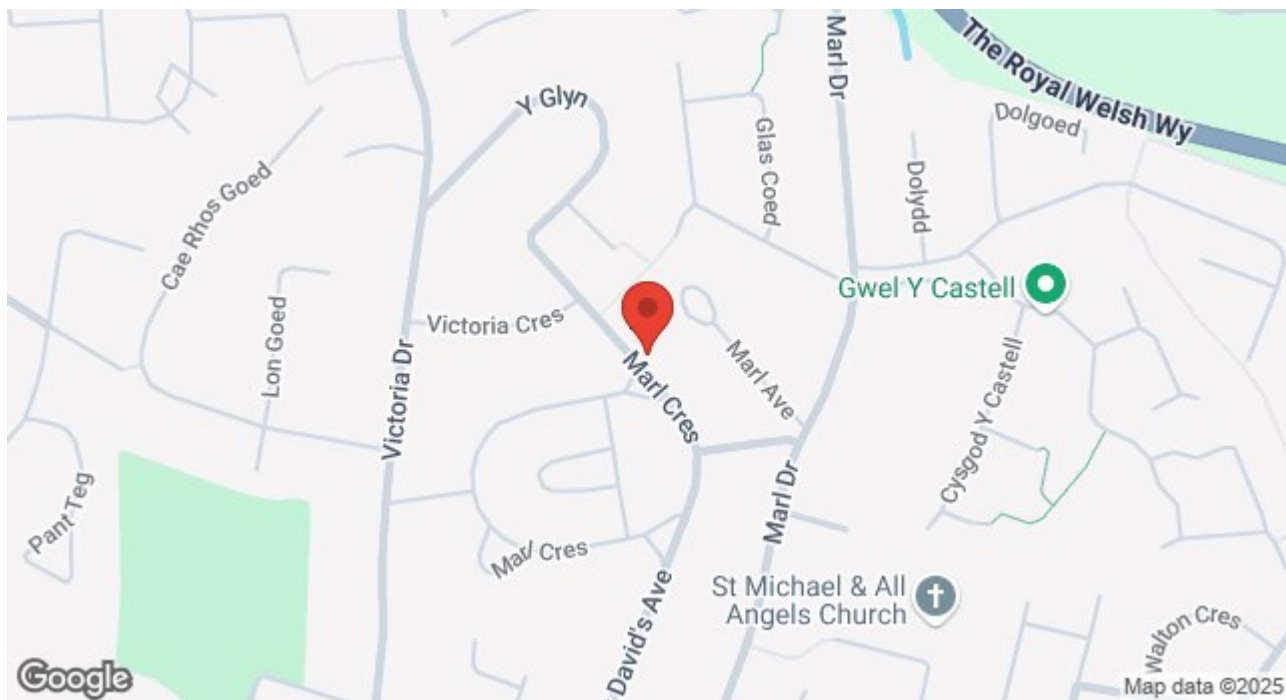
sales@sterlingestates.co.uk and web site

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 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.





AGENTS NOTES;

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

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- Best Buy deals updated daily
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