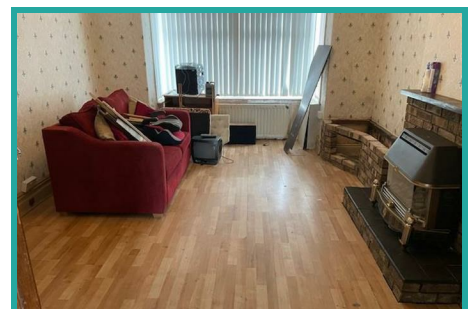
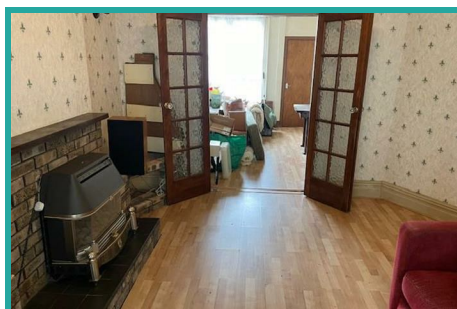
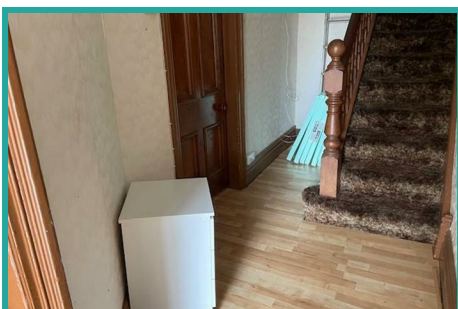




9 Avallon Avenue, Llandudno Junction, North Wales LL31 9AD

Asking Price £139,950

A large three storey 5 BEDROOM SEMI END OF 3 HOUSE in a cul-de-sac off the village centre in need of updating and redecoration. Of particular interest is the large garden across the road which although is in need of tidying and cutting back would provide plenty of off road parking. With NO ONGOING CHAIN the accommodation affords Hall, Lounge, Dining Room, Kitchen, First Floor 3 Bedrooms and Bathroom/Shower and Top Floor 2 Bedrooms 4 & 5. The house is gas centrally heated and windows double glazed. EPC D59 Potential B85 Council Tax Band D. Please note the sale is subject to a satisfactory order from the Court of Protection. Ref CB7749



Entrance Hall

Laminate flooring, central heating radiator

Lounge

15'3 x 11'11 (4.65m x 3.63m)

Bay window, laminate flooring, central heating radiator, brick fireplace and plinth, coved ceilings

Dining Room

14'9 x 11'10 (4.50m x 3.61m)

Glazed double doors, central heating radiator, double glazed, laminate flooring

Kitchen

10'9 x 8'6 (3.28m x 2.59m)

Stainless steel sink unit, wall and base cupboards, work top surfaces, louvre door cupboard, double glazed

First Floor

Stairway off the Hall to First Floor and Landing

Bedroom 1

11'10' x 10'7 (3.61m' x 3.23m)

Double glazed, central heating radiator

Bedroom 2

14'1" x 10'2" (4.3 x 3.1)

Double glazed, central heating radiator

Bedroom 3

11'10 x 6'10 (3.61m x 2.08m)

Double glazed, central heating radiator

Bathroom & Shower

9'10 x 7'6 (3.00m x 2.29m)

Double shower cubicle and unit, w.c, panel bath wash hand basin, central heating radiator, double glazed, airing cupboard

Top Floor

Double glazed window on Landing and distant views to the hills

Bedroom 4

16'0" x 13'1" (4.9 x 4)

Double glazed, central heating radiator

Bedroom 5

14'1" x 9'6" (4.3 x 2.9)

Double glazed, central heating radiator

Outside

Small rear walled yard and brick and pebble dashed store, gas central heating boiler, outside w.c. Large overgrow garden across the road from the house, providing potential for landscaping, off road parking

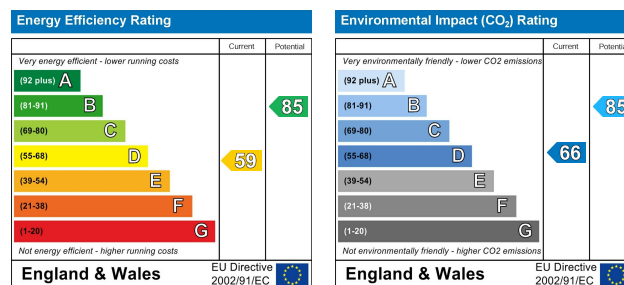
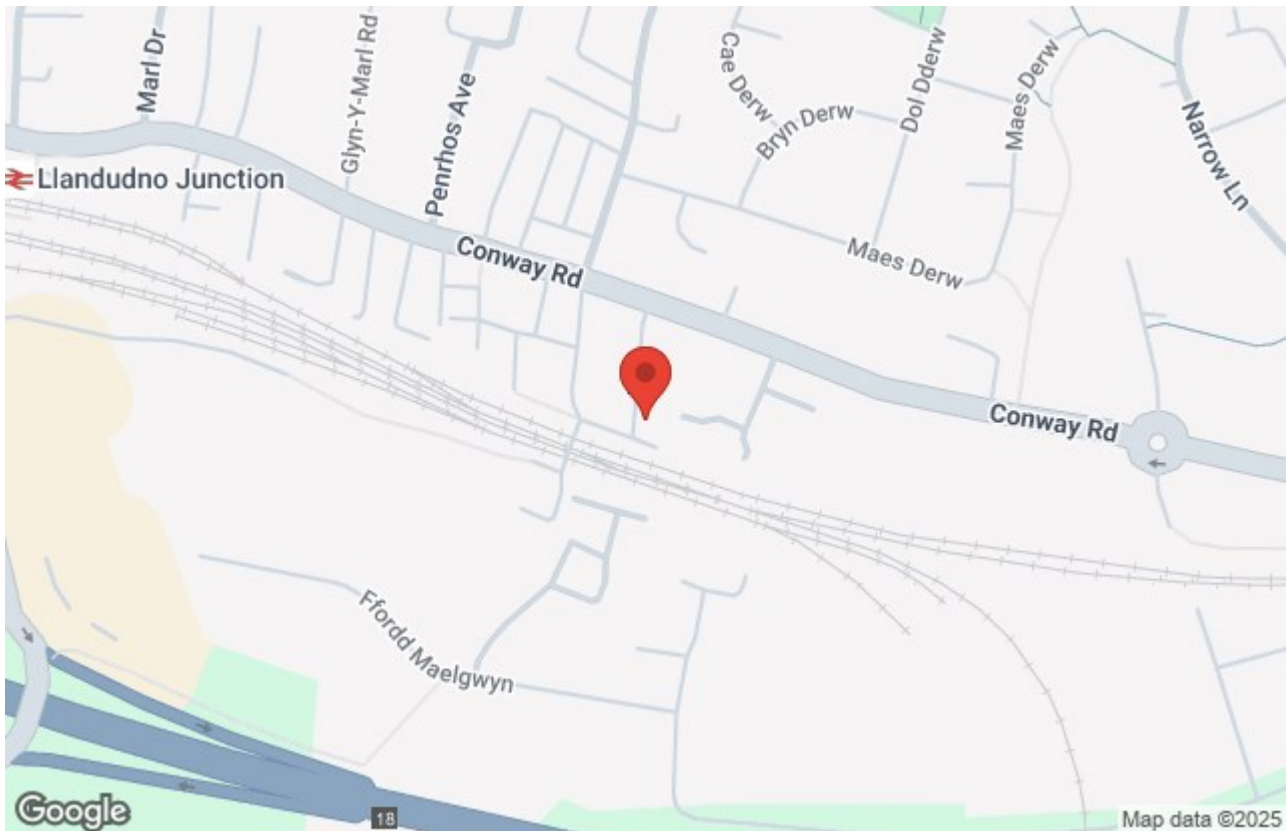
AGENTS NOTE

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- Service available 7 days a week, 9.00am – 8.00pm
Mon-Thurs, 9.00am – 5.30pm Fri-Sat, 10.00am – 4.00pm Sun



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