



STERLING

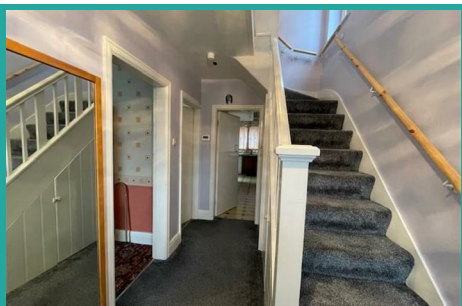
ESTATE AGENTS & VALUERS



83 Penrhos Avenue, Llandudno Junction, North Wales LL31 9EL

£225,000

A traditional style 3 BEDROOM SEMI DETACHED HOUSE with GARAGE located in a popular residential area, within a short distance of the village shops, bus services, schools and Railway Station. The property has been extended over the years to provide a much larger kitchen and sun lounge/conservatory. With vacant possession and no ongoing chain the accommodation comprises HALL, FRONT LOUNGE, LIVING SITTING ROOM, SUN LOUNGE/CONSERVATORY, EXTENDED FITTED KITCHEN, 3 BEDROOMS, BATHROOM & SHOWER, GARDENS FRONT & REAR, GAS C.H, DOUBLE GLAZING. Awaiting EPC, Council Tax Band C. Freehold Ref CB7794



33 Conway Road, Colwyn Bay, LL29 7AA

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

Entrance

Open Porch, front door to Hallway, under stairs cupboard, double glazed, central heating radiator

Lounge

13'5" x 11'9" (4.1 x 3.6)

Double glazed bay window, central heating radiator, tiled open coal fireplace

Living Sitting Room

11'9" x 10'9" (3.6 x 3.3)

Central heating radiator, stone fireplace and tiled hearth, electric fire, side plinths and cupboard

Sun Lounge/Conservatory

8'2" x 6'8" (2.5 x 2.05)

Central heating radiator, double glazed french doors to rear gardens

Extended Kitchen

18'8" x 8'6" (5.7 x 2.6)

Single drainer sink units, oak style base cupboards and drawers with terrazzo style work top surfaces, plumbing for dishwasher and washing machine, wall cupboards, tiled floor, 2 double glazed windows, central heating boiler, gas central heating boiler

First Floor

Stairs from the Hall to First Floor and Landing, double glazed window

Bedroom 1

12'9 x 10'6 (3.89m x 3.20m)

Double glazed bay window, fitted 5 door wardrobe and top cupboards, 2 chest units

Bedroom 2

12'9 x 10 (3.89m x 3.05m)

Double glazed window, central heating radiator, 2 double door wardrobes

Bedroom 3

6'9 x 6'5 (2.06m x 1.96m)

Double glazed window, central heating radiator

Bathroom

8' x 6'11 (2.44m x 2.11m)

Panel bath, pedestal wash hand basin, w.c, double glazed, central heating radiator, laminate floor, linen cupboard

The Garage

18' x 8 (5.49m x 2.44m)

Driveway at the side of the house to the SINGLE GARAGE and Work Room. NOTE the driveway has a width of 2.2metres

The Gardens

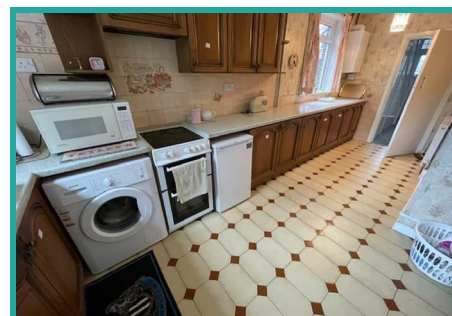
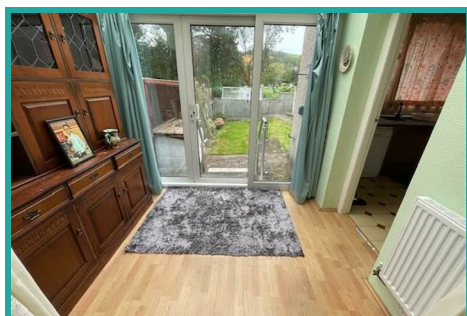
Lovely sunny rear garden laid to lawn with flower borders, Greenhouse, Coal Bunker, pathways.

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.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A		84	(92-100) A		84
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		63
(39-54) E			(39-54) E		
(21-38) F		62	(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

AGENTS NOTES;

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