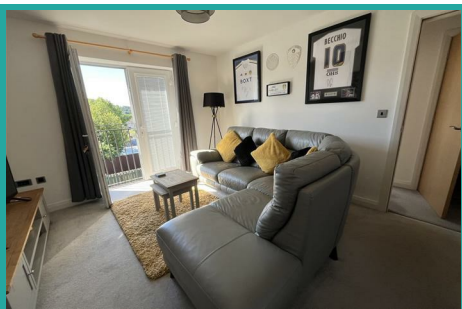




34 Lon Gwaenfyndd, Llandudno Junction, North Wales LL31 9FG

£139,950

Recently constructed by Beech Homes on this well planned residential development of varying styles and designs. A PURPOSE BUILT 2 BEDROOM FIRST FLOOR APARTMENT. The property is quietly tucked away in the corner of the cul-de-sac with a lovely private rear garden. From the LOUNGE there are double glazed french doors and 'Juliet' balcony where there is a pleasant outlook over the distant hills. In front of the property are 2 CAR PARKING SPACES. The property is gas centrally heated, windows double glazed and solar panels are installed. Ready to walk into the property is ideal for a first time buyer. With the apartment being on the first floor there is access to useful loft storage. Energy Rating B87. Tenure Leasehold 999 years from 2015, Council Tax Band C. Ref CB8064



Entrance

Double glazed front door to Hall, stairs to First Floor and Landing

Lounge

13'3" x 11'1" (4.06 x 3.4)

Double glazed french door and Juliet balcony, lovely aspect over the distant hills, central heating radiator

Fitted Kitchen

13'3" x 7'6" (4.05 x 2.3)

Range of grey gloss style base cupboards and drawers with black granite work top surfaces, sink unit, plumbing for washing machine, central heating radiator, double glazed window, 4 ring gas hob unit, built in electric oven, stainless steel cooker hood, matching wall units, built in dishwasher, gas central heating boiler, inset ceiling down-lighters, broom cupboard

Bedroom 1

8'10" x 7'10" (2.7 x 2.4)

Double glazed window and deep window sill, fitted double door mirror wardrobe unit, central heating radiator

Bedroom 2

8'10" x 8'6" (2.7 x 2.6)

Double glazed window, central heating radiator

Spacious Bathroom

7'6" x 5'2" (2.3 x 1.6)

Panel bath, shower unit and screen, wash hand basin, w.c, heated towel radiator, tiled floor and walls with mosaic trim, shaver point

The Gardens

A pathway leads along the side of the house to a well fenced and private garden area, with a flagged area, artificial grass and golden chippings

Parking

There are two car parking spaces in the front at the end of the cul-de-sac

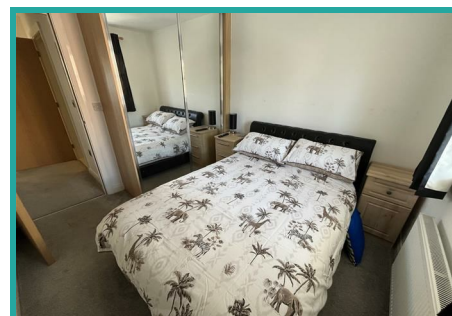
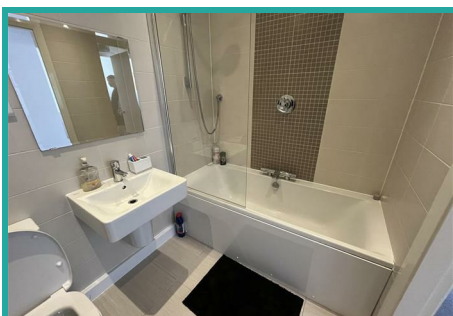
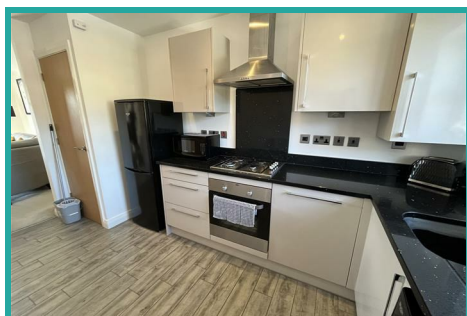
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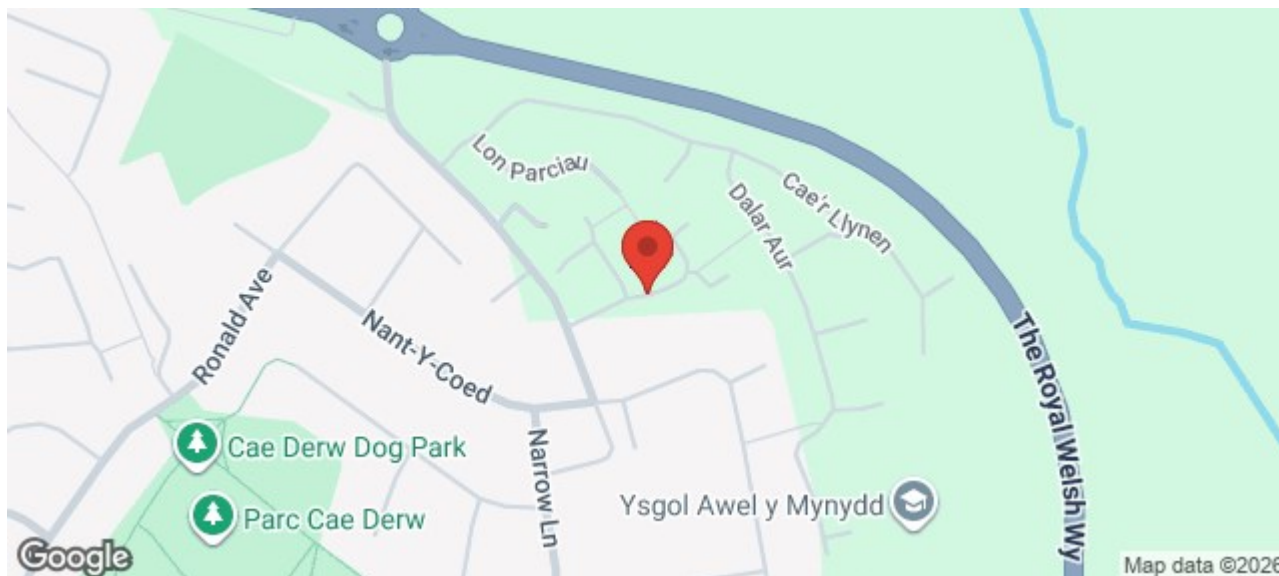
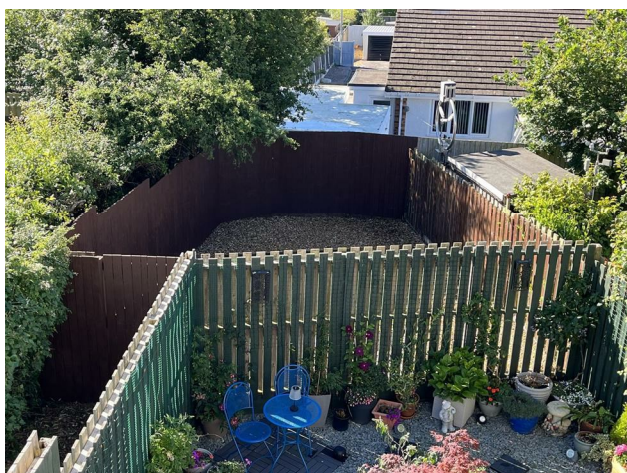
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Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all 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	B		
(81-91) C	D		
(69-80) E	F		
(55-68) G			
(39-54) F			
(21-38) G			
(1-20)			
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	B		
(81-91) C	D		
(69-80) E	F		
(55-68) G			
(39-54) F			
(21-38) G			
(1-20)			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

AGENTS NOTES;

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