



STERLING

ESTATE AGENTS & VALUERS

**8 Hillside Mews Conway Road, Llandudno Junction
LL31 9QN**



£215,000

8 Hillside Mews Conway Road, Llandudno Junction, LL31 9QN

A MODERN TOWN STYLE 3 BEDROOM HOUSE offered with no onward chain, built circa 2019 is perfectly suited to first-time buyers or those looking to move up the property ladder. In a convenient location just off the main Conwy Road the property is a short distance of local amenities, transport links, and schools. The mainline Railway Station is also nearby. With a highly specified interior including **GRANITE WORK SURFACES, PRIVACY GLASS in the LOUNGE, FITTED KITCHEN & CONCEALED LIGHTING, OFF ROAD PARKING for 2 CARS, GAS C.H & DOUBLE GLAZING.** From the HALL is the **LARGE LOUNGE, CLOAKROOM, KITCHEN DINING ROOM, FIRST FLOOR 3 BEDROOMS, MODERN BATHROOM, REAR GARDEN.** Tenure Freehold, Council Tax Band C. Energy Rating B84 Potential A96. Ref CB7993

Entrance Hall

Double glazed front door to Porch

Large Lounge

20'9 x 14' (6.32m x 4.27m)

Double glazed privacy glass square bay window, central heating radiator, wood effect flooring, feature wall, under stairs cupboard

Cloakroom

W.C, vanity wash hand basin,

Fitted Kitchen Dining

14' x 11'1 (4.27m x 3.38m)

Range of white gloss style base cupboards and drawers with black granite work top surfaces, double glazed french doors to rear gardens, central heating radiator, integrated 4 ring electric oven, built in gas hob, cooker extractor hood, built in dishwasher, washing machine, fridge freezer

First Floor

Bedroom 1

14'4 x 14' (4.37m x 4.27m)

Double glazed square bay window, central heating radiator, range of built in mirror door wardrobe units

Bedroom 2

9'10 x 7' (3.00m x 2.13m)

Double glazed, central heating radiator

Bedroom 3

12' x 6'7 (3.66m x 2.01m)

Double glazed, central heating radiator

Bathroom

Panel bath, wash hand basin, w.c, central heating radiator

Outside

In the front of the house is parking for 2 cars. Rear garden is partly paved and laid with artificial grass, enclosed by boundary fencing

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		96
(81-91) B	84	
(69-80) C		
(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		96
(81-91) B	86	
(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		

AGENTS NOTES;

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