STERLING

ESTATE AGENTS & VALUERS

58 Ronald Avenue, Llandudno Junction, Conwy LL31 9EY

Asking Price £195,000

A traditional style 3 BEDROOM SEMI DETACHED HOUSE located in a popular residential area, on the level within a short distance to the village amenities, Railway Station and Ysgol Awel-y-Mynydd. The house occupies a pleasant position on Ronald Avenue with Parc Cae Derw play area at the back of the house. The accommodation provided briefly affords HALL - FRONT LOUNGE - OPEN PLAN DINING & FITTED KITCHEN - 3 BEDROOMS - BATHROOM - OFF ROAD PARKING - REAR GARDEN - GAS C.H. DOUBLE GLAZING. Tenure Freehold, Council Tax Band C Energy Rating 57D Potential 84B. Ref CB7958

33 Conway Road, Colwyn Bay, LL29 7AA
Tel: 01492 534 477 | sales@sterlingestates.co.uk | www.sterlingestates.co.uk

Entrance
Double glazed front door to HALL laminate flooring, central heating radiator, under stairs cupboard

Front Lounge
13'3 x 12'4 (4.04m x 3.76m)
Laminate flooring, central heating radiator, double glazed bay window

Open Plan Dining Room and Kitchen
13' x 12'5 and 13'7 x 6'7 (3.96m x 3.78m and 4.14m x 2.01m)
Laminate flooring, central heating radiator, fireplace surround, double glazed french doors to rear gardens, opening into the Kitchen with a range of base cupboards and drawers in white with wood grain style work top surfaces, double glazed, built in oven and r ring hob unit, cooker extractor hood, matching wall units and space for microwave, splash back, stainless steel sink unit, plumbing for dishwasher, peninsular cupboards and breakfast bar

First Floor
Stairway from the Hall to First Floor and Landing

Bedroom 1
14'3 x 11'2 (4.34m x 3.40m)
Double glazed, central heating radiator

Bedroom 2
10'8 x 9'3 (3.25m x 2.82m)
Double glazed, central heating radiator, distant views to the hillside and Cae Derw play area

Bedroom 3
10'8 x 9'3 (3.25m x 2.82m)
Double glazed, central heating radiator

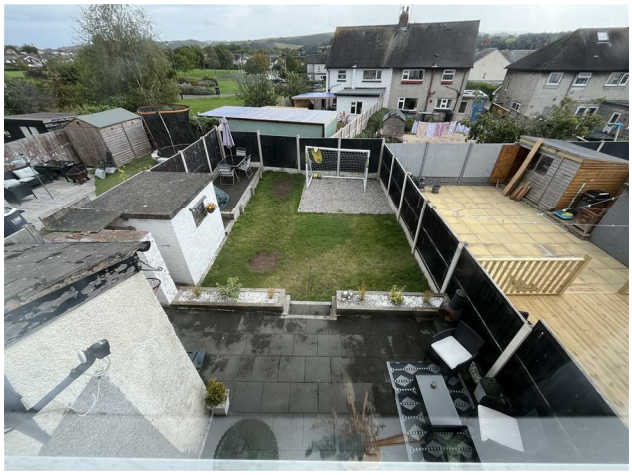
Bathroom
White suite of panel bath, shower unit and screen, double glazed, pedestal wash hand basin, w.c, heated towel radiator, part panelled and tiled walls

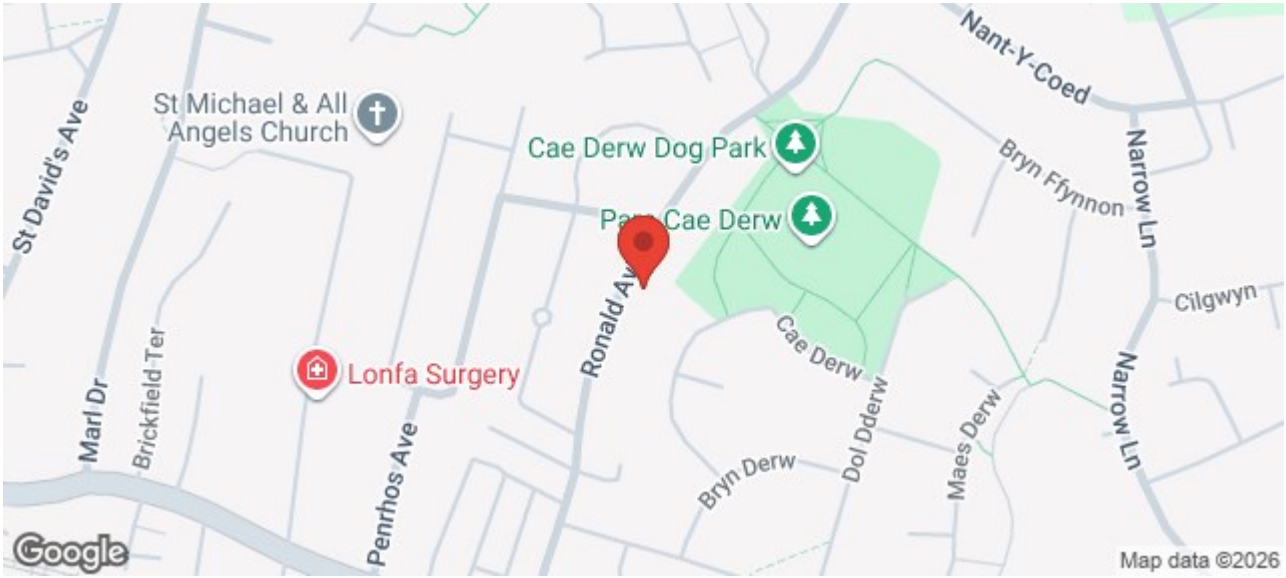
Outside
Off road parking in front of the house for 2 cars. Paved patio with steps down to the lower lawn, gravel area, raised patio, Outside brick store/utility

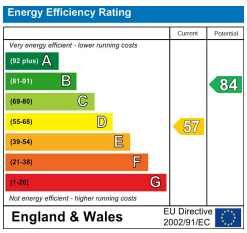
AGENTS NOTE
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

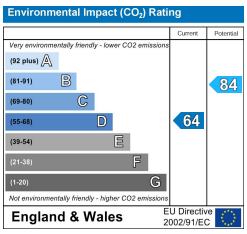
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many 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.









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