



STERLING

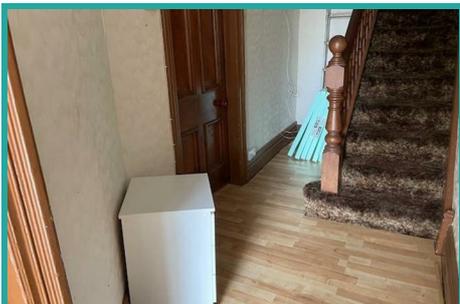
ESTATE AGENTS & VALUERS



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



33 Conway Road, Colwyn Bay, LL29 7AA

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

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

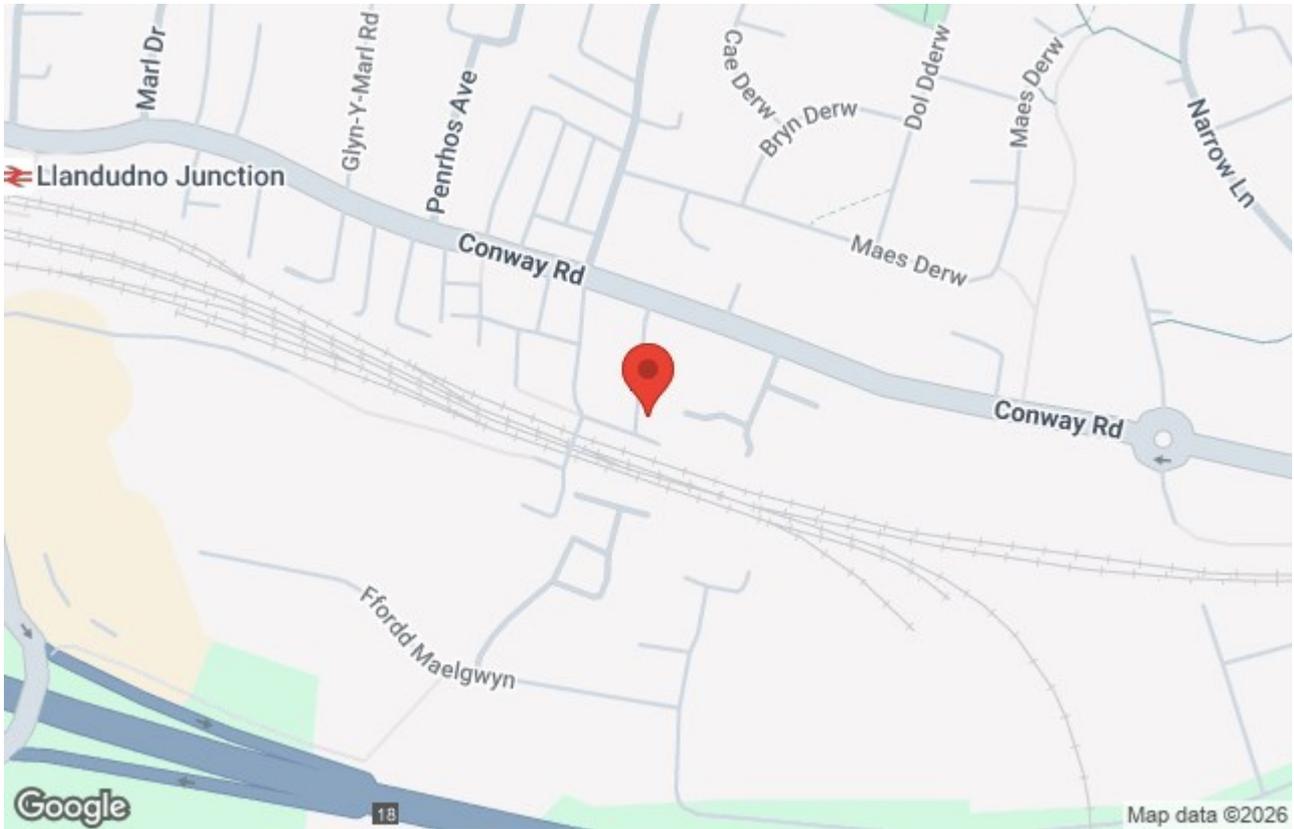
AGENTS NOTE

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	
(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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(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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