STERLING
ESTATE AGENTS & VALUERS

7 Cysgod Y Castell, Llandudno Junction
North Wales LL31 9LJ







£269,500

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Constructed about 12 years ago by Beech Homes, a unique development designed to new exacting standards of sustainability, energy conservation and efficiency. A SEMI DETACHED DOUBLE FRONTED BUNGALOW brick built beneath a tiled roof and solar panels located in a quiet cul-de-sac within a short distance of local shopping, schools and transport services. All in well presented order and ready to walk into the accommodation comprises HALL, LOUNGE, CONSERVATORY, KITCHEN BREAKFAST ROOM, 2 BEDROOMS and BATHROOM. The garden is a lovely feature having a wooded setting and private. The bungalow is gas centrally heated and windows double glazed. Tenure Freehold, Council Tax Band C. Energy Rating 78C potential 90B. Ref CB8098

Entrance Hall
Double glazed front door, central heating radiator, cylinder airing cupboard

Lounge
15'8" x 11'5" (4.8 x 3.5)
Polished marble fireplace and hearth, electric fire, coved ceilings, central heating radiator, double glazed french doors to

Conservatory
14'6 x 9'3 (4.42m x 2.82m)
Brick lower walls, windows double glazed, access to rear gardens, tiled floor, electric radiator and central heating radiator

Kitchen Breakfast Room
11'5" x 11'1" (3.5 x 3.4)
Range of cream design base cupboards and drawers with wood strip effect work top surfaces, wall units, stainless steel cooker hood, double glazed, stainless steel sink unit, central heating radiator, double glazed and back door, built-in dishwasher and washer dryer, Glow Worm gas central heating boiler

Bedroom 1
12'9" x 9'6" (3.9 x 2.9)
Double glazed, central heating radiator, built in 6 door wardrobe unit

Bedroom 2
9'10" x 8'6" (3.00 x 2.6)
Double glazed, central heating radiator, double door mirror wardrobe

Bathroom
7'10" x6'10" (2.4 x2.1)
White suite of panel bath, with standard and rainfall shower, pedestal wash hand basin, w.c, heated towel radiator, tiled floor, double glazed window with frosted glass

Outside
Wide driveway provided ample off road parking. Lawn garden at the front. Level rear garden having a private wooded aspect, laid to lawn, patio, gravel area, Garden Shed and Gazebo

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.

BROADBAND & MOBILE CONNECTION
The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. More information. The table shows the predicted broadband services in your area.
Standard 18 Mbps 1 Mbps
Good Superfast 80 Mbps 20 Mbps
Good Ultrafast 1800 Mbps 220 Mbps

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor, variable in-home
O2- Good outdoor
Three- Good outdoor and in-home
Vodafone_Good outdoor





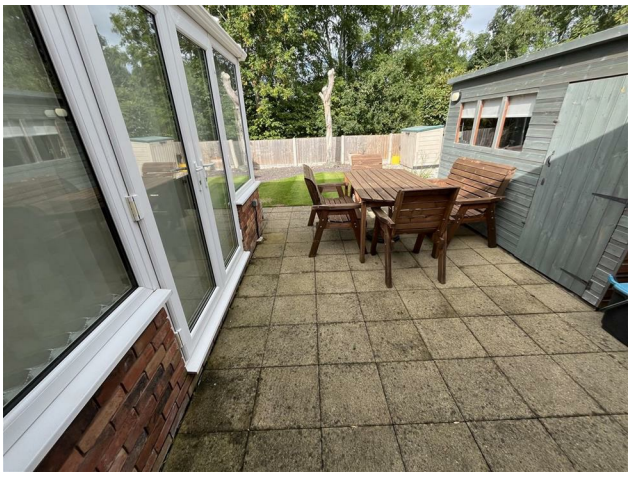






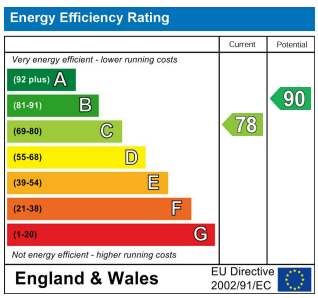


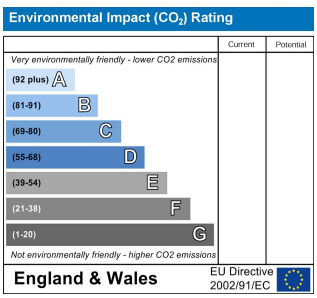












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