



**STERLING**

ESTATE AGENTS & VALUERS



**Ground Floor Flat 3 Avallon Avenue, Llandudno Junction, North Wales LL31 9AD**

**£75,000**

Just off the centre of the village a self contained 2 BEDROOM GROUND FLOOR FLAT with REAR GARDEN offered for sale with vacant possession and NO ONGOING CHAIN. From the front door off the side elevation is small HALL, BATHROOM, LOUNGE and KITCHEN AREA OFF, INNER HALL 2 BEDROOMS. The flat is double glazed and centrally heated. Council Tax Band A. Leasehold for 999 years from 1992. Energy Rating 65D Potential 76C. Ref CB8046



33 Conway Road, Colwyn Bay, LL29 7AA

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

### Small Hall

Central heating radiator

SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

### Bathroom

7'10" x 5'6" (2.4 x 1.7)

Panel bath, w.c, pedestal wash hand basin, double glazed, plumbing for washing machine, shower unit, gas central heating boiler

### Lounge

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

Double glazed square bay window, central heating radiator, gas fire, artexed ceilings

### Kitchen Area Off

10'1" x 4'3" (3.08 x 1.3)

Stainless steel sink unit, wall cupboard

### Inner Hallway

### Bedroom 1

8'10" x 8'2" (2.7 x 2.5)

Double glazed, central heating radiator, louvre door wardrobe cupboard

### Bedroom 2

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

Double glazed and back door, tiled floor, central heating radiator, under stairs store

### Outside

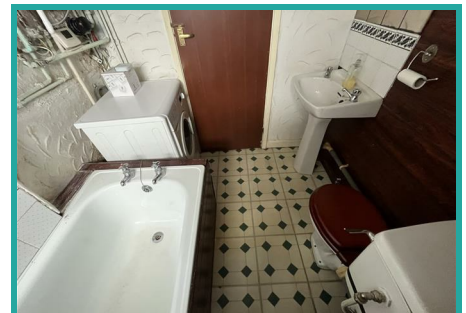
Walled rear yard and decking, Garden Shed

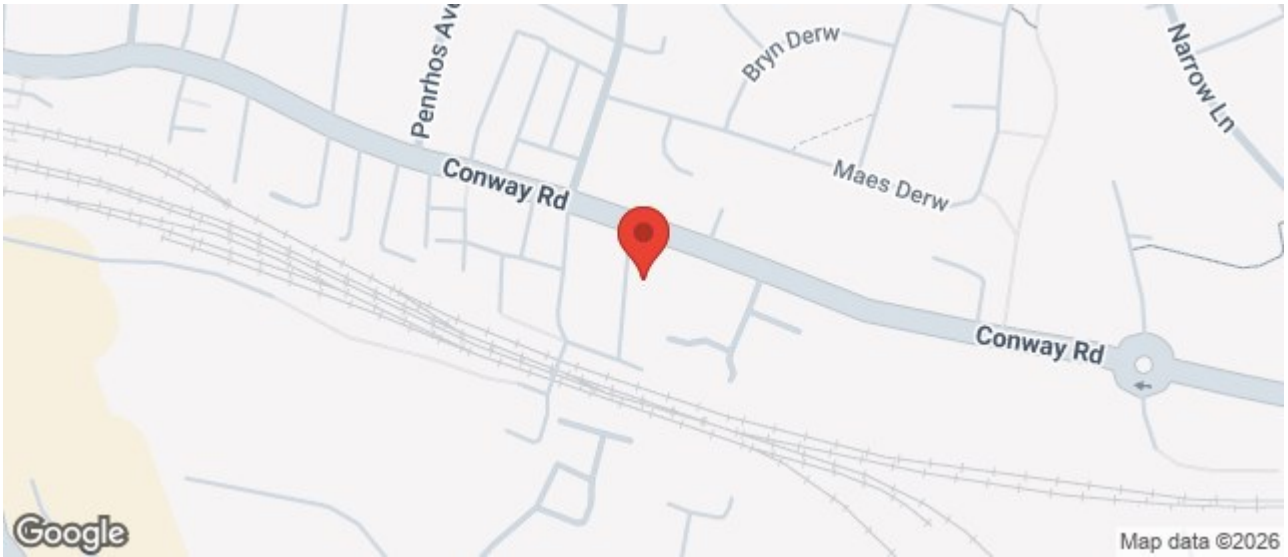
### AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://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](mailto: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](http://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





Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		

**AGENTS NOTES;**

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**SALICE**



2019-2020



2021-2022