



STERLING

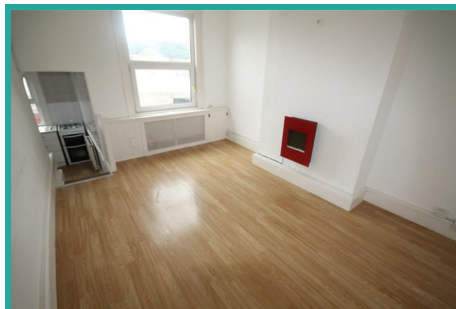
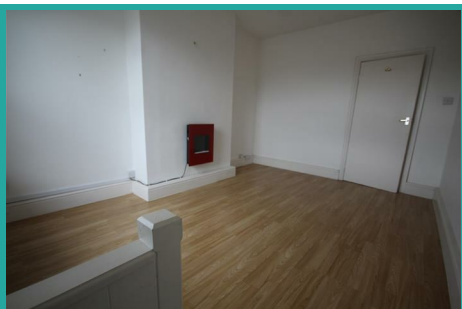
ESTATE AGENTS & VALUERS



First Floor Flat 3a Avallon Avenue, Llandudno Junction, Conwy LL31 9AD

Asking Price £65,000

A well presented FIRST FLOOR SELF CONTAINED FLAT located in a most convenient position in a cul-de-sac in the centre of the village with all the amenities virtually on the door step. The property is being sold subject to a period tenancy at a rental of £495pcm. The tenancy commenced on the 19 December 2022. Approached by a small communal hallway off the side elevation, stairs lead to the First Floor and Flat 3a comprising LANDING, LOUNGE, KITCHEN, DOUBLE BEDROOM, BATHROOM & SHOWER, GAS C.H, DOUBLE GLAZING. The flat has been very well updated and improved by the present owner including a modern kitchen and bathroom, modern decor and new roof. Energy Rating 64D Potential 73C. Council Tax Band A. Ref CB7355



33 Conway Road, Colwyn Bay, LL29 7AA

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

Entrance

Double glazed front door off the side elevation to Communal Hall and Stairs to First Floor

Flat 3a and Hall

Central heating radiator, laminate flooring, double door utility cupboard and gas central heating boiler, plumbing for washing machine

Lounge

13'8 x 10'2 (4.17m x 3.10m)

Laminate flooring, double glazed window, central heating radiator and cabinet, electric fire, distant hill views, 4 steps down to kitchen

Kitchen

8'4 x 8'2 (2.54m x 2.49m)

Stainless steel sink unit, laminate flooring, double glazed window, work tops, wall cupboards, central heating radiator, tiled walls, door onto landing, distant hill views

Double Bedroom

13'3 x 10'2 (4.04m x 3.10m)

Double glazed, laminate flooring, central heating radiator

Large Bathroom

9'4 x 5'7 (2.84m x 1.70m)

Shower bath, shower unit and screen, pedestal wash hand basin, w.c, laminate flooring, double glazed window, central heating radiator, tiled walls

AGENTS NOTE

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

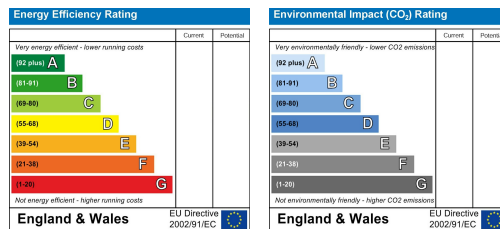
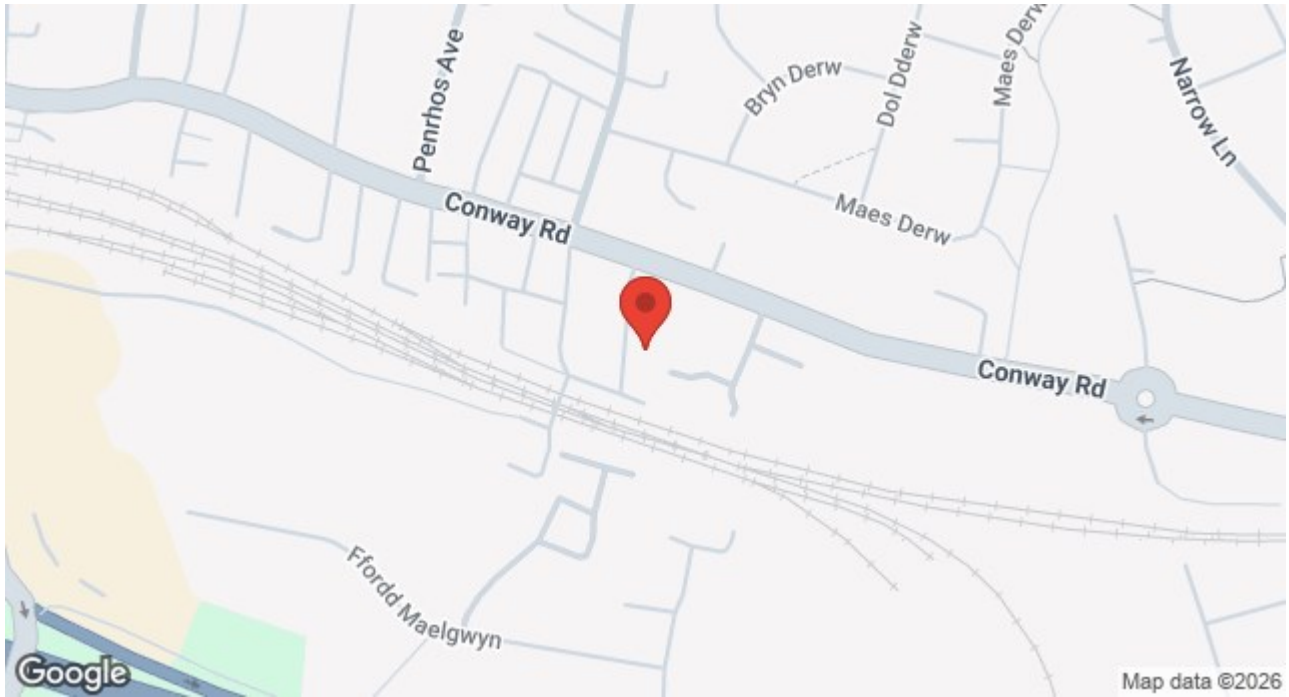
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previous three months). On the submission of an offer proof of funds is required.

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