STERLING
ESTATE AGENTS & VALUERS

7 Herkomer Crescent, Llandudno
LL30 2EX

£379,000

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

7 Herkomer Crescent, Llandudno, LL30 2EX

In the favoured West Shore part of town, between Bryniau Road and Great Ormes Road, a deceptively spacious 4 BEDROOM SEMI DETACHED HOUSE of appeal. The property has been very well maintained and looked after over the years and is highly recommended for viewing. All in well presented order the accommodation briefly affords HALL, LARGE LOUNGE, DINING LIVING ROOM, CONSERVATORY, WET ROOM, 4 BEDROOMS, BATHROOM, GARAGE, LARGE REAR GARDEN, GAS C.H, DOUBLE GLAZING. Council Tax Ban D, Tenure Freehold. The house is located just around the corner from North Wales Golf Course, West Shore beach and within a short distance of Llandudno town centre. Energy Rating 64D Potential 77CRef . Ref CB8058

Entrance Hall
Double glazed front door, central heating radiator, double glazed leaded window, under stairs cupboard

Large Lounge
20'8" x 10'9" (6.3 x 3.3)
Double glazed bay window, 2 central heating radiators, coved ceilings, long living flame gas fire

Dining Living Room
13'3" x 10'1" (4.04 x 3.09)
Laminate floor, brick fireplace and living flame coal effect fire, central heating radiator

Conservatory
9'6" x 8'2" (2.9 x 2.5)
Double glazed french doors top rear gardens

Fitted Kitchen Breakfast
15'1" x 10'2" (4.6 x 3.1)
Range of oak style base cupboards and drawers, black work top surfaces, central heating radiator, wall units, 7 ring Flavel gas range, stainless steel splash back and cooker hood, 2 double glazed windows, plumbing for washing machine, stainless steel sink unit, Vailliant gas fired central heating boiler, fridge freezer, slimline dishwasher

Rear Hall
Central heating radiator, double glazed back door

Wet Room
6'2 x 5'9 (1.88m x 1.75m)
Shower unit, wash hand basin, w.c, tiled floor, double glazed, central heating radiator

First Floor
Stairway from Hall to First Floor and Landing,

Landing
Double glazed, central heating radiator

Bedroom 1
14'9" x 12'1" (4.5 x 3.7)
Wash hand basin, double glazed bay window, central heating radiator

Bedroom 2
13'1" x 10'2" (4 x 3.1)
Double glazed, central heating radiator

Bedroom 3
10'9" x 7'10" (3.3 x 2.4)
Double glazed, central heating radiator

Bedroom 4
10'2" x 6'6" (3.1 x 2)
Double glazed, central heating radiator

Bathroom
8'6" x 6'10" (2.6 x 2.1)
Panel bath, pedestal wash hand basin, w.c, heated towel radiator, quadrant shower cubicle and unit, 2 double glazed windows, tilled floor and walls

The Garage
20'0" x 8'6" (6.1 x 2.6)
Driveway at the side of the house to the ingle block garage, with up and over door, power & light

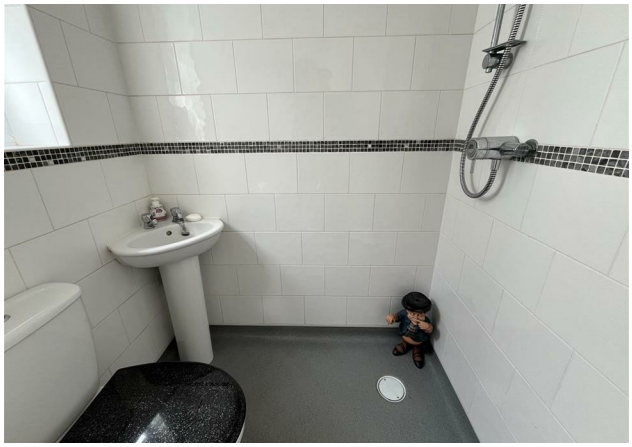
The Gardens
The front of the house provides parking space. Large rear garden having a sunny aspect laid to lawn, enclosed by brick boundary walls, paved patio area, upper paved barbeque patio area

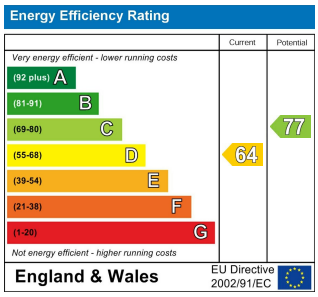
AGENTS NOTE
AGENTS NOTE Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

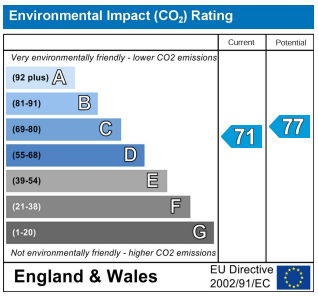
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many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

RECIPE







AGENTS NOTES;

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.