



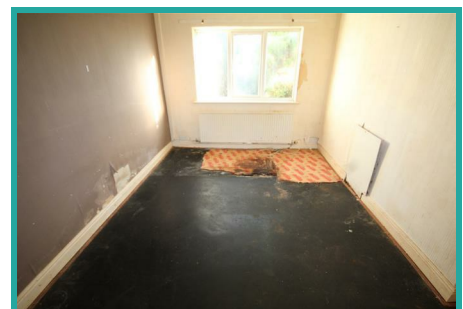
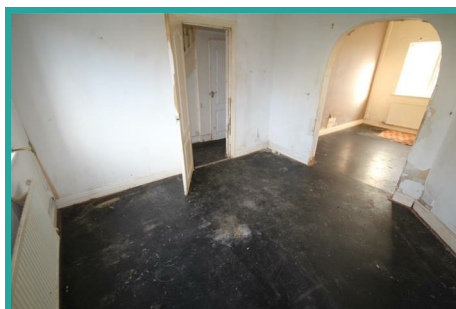
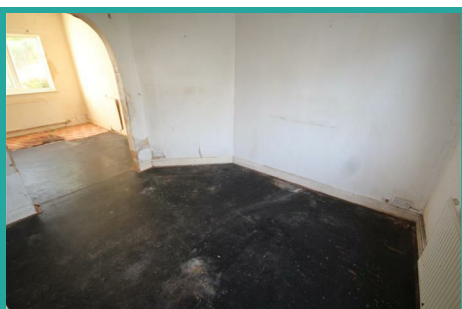
8 Hillcrest Road, Deganwy, Conwy LL31 9TG

£150,000

8 HILLCREST ROAD, DEGANWY, CONWY LL31 9TG.

We are acting in the sale of the above property and have received an offer of £150,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contract takes place.

Located in a small cul-de-sac off Pentywyn Road, opposite the local Co-op store and a short walk to Deganwy Infants School. A SEMI DETACHED 3 BEDROOM HOUSE requiring modernisation and re-decoration but offering potential to update into a lovely cottage style home. With vacant possession and NO ONGOING CHAIN the accommodation affords FRONT PORCH, HALL, LOUNGE, DINING ROOM, KITCHEN, GROUND FLOOR BATHROOM & SEPARATE W.C. FIRST FLOOR 3 BEDROOMS. Outside gardens to front & rear. The house is gas centrally heated and windows double glazed. Tenure Freehold, Council Tax Band C, Energy Rating 59D Potential 78C. Ref CB7986



Front Porch

Double glazed front door, tiled floor

Hall

Central heating radiator

Lounge

11'1" x 10'9" (3.4 x 3.3)

Double glazed, central heating radiator, archway to

Dining Room

12'1" x 9'6" (3.7 x 2.9)

Double glazed, central heating radiator

Kitchen

12'1" x 6'8" (3.7 x 2.05)

Double glazed window and back door, wall cupboards, under stairs cupboard, central heating radiator

Ground Floor Bathroom

6'2" x 4'7" (1.9 x 1.4)

Bath, pedestal wash hand basin, central heating radiator, cylinder airing cupboard, double glazed

Separate W.C

Wash hand basin, central heating radiator

First Floor

Landing

Double glazed

Bedroom 1

11'9" x 10'9" (3.6 x 3.3)

Double glazed, central heating radiator, box room off

Bedroom 2

11'9" x 9'2" (3.6 x 2.8)

Double glazed, central heating radiator, distant hill views

Bedroom 3

8'6" x 7'6" (2.6 x 2.3)

Central heating radiator, double glazed, built in cupboard

Outside

Gardens to front & rear

AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate

Agents on 01492-534477 e mail

sales@sterlingestates.co.uk and web site

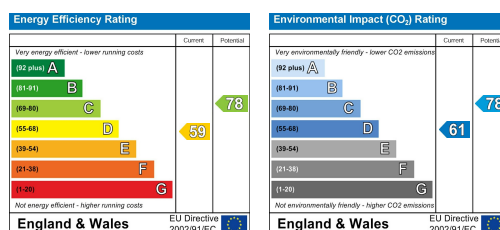
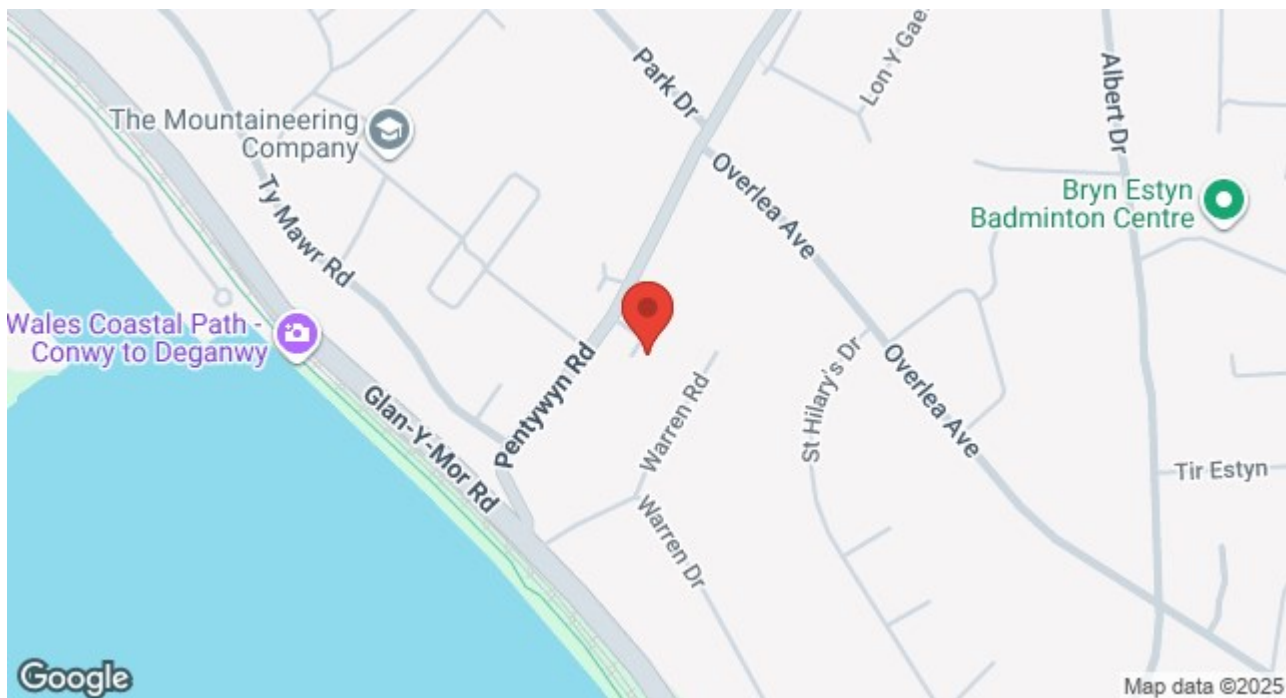
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Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on

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.





AGENTS NOTES;

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477
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