

**33 Campbell Close, Penrhyn Bay
Llandudno LL30 3FD**



£215,000

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Immaculately presented 2 BEDROOM SEMI DETACHED HOUSE situated in a sought after residential area, close to the amenities of Penrhyn Bay, bus services, local schools and easy access onto the promenade and nearby Rhos Golf Course. The present owner has tastefully updated and decorated the house and viewing is recommended to fully appreciate the ready to walk into accommodation. From the FRONT PORCH is the LOUNGE, FITTED KITCHEN DINING ROOM, FIRST FOOR 2 BEDROOMS & SHOWER ROOM. OUTSIDE PRIVATE REAR GARDENS and OFF ROAD PARKING for 2 IN THE FRONT. Gas central heating and double glazed. Tenure Freehold, Council Tax Band D. Energy Rating73C Potential 88B. Ref CB7908

Front Porch

Double glazed front door, meter cupboard

Lounge

13'5" x 13'5" (4.1 x 4.1)

Double glazed, coved ceilings, central heating radiator, under stairs cupboard

Kitchen Dining Room

13'5" x 9'2" (4.1 x 2.8)

Stainless steel sink unit, double glazed window and french doors leading into the lovely gardens, gas central heating boiler, , plumbing for washing machine, range of white base cupboards and drawers with grey wood grain style work tops, 4 ring gas hob, built in oven, stainless steel cooker hood

First Floor

The loft has a built in useable ladder for access and has a light and is partially boarded down the centre for storage.

Bedroom 1

11'5" x 10'2" and 13'5" (3.5 x 3.1 and 4.1)

Central heating radiator, 2 double glazed windows to front aspect and distant hill views, cupboard over stairs, laminate flooring, central heating radiator

Bedroom 2

11'9" x 6'10" (3.6 x 2.1)

Double glazed, central heating radiator, laminate flooring

Shower Room

7'10" x 6'2" (2.4 x 1.9)

Double quadrant shower cubicle and unit, w.c, vanity wash hand basin, heated towel radiator, tiled walls, double glazed, laminate flooring

Outside

Lovely private 'cottage' style rear garden, well stocked with flowering plants and shrubs, enclosed by panel fencing, small pond. Off road parking for 2 vehicles in the front

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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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection (s). Powered by www.Propertybox.io



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88	(92 plus) A		88
(81-91) B			(81-91) B		
(69-80) C	73		(69-80) C	74	
(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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