

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



**£215,000**

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

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 FLOOR 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 Rating 73C 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

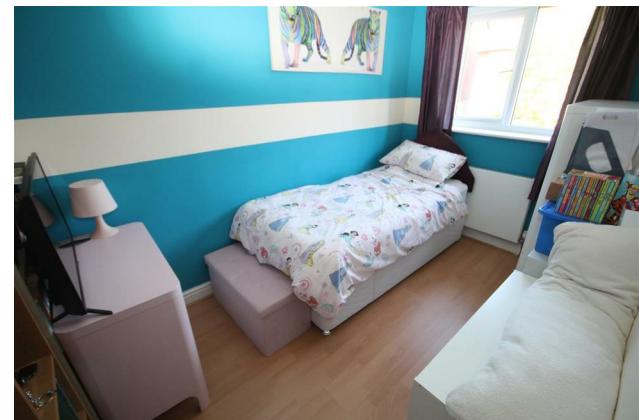
## AGENTS NOTE

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



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

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

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