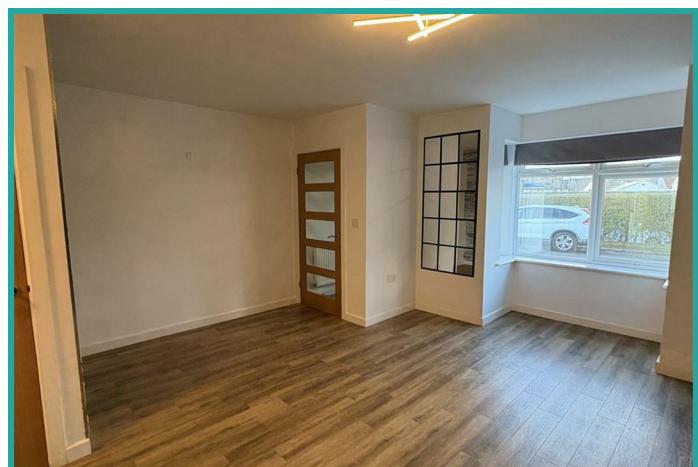


**8 Hillside Mews Conway Road, Llandudno Junction
LL31 9QN**



£215,000

8 Hillside Mews Conway Road, Llandudno Junction, LL31 9QN

A MODERN TOWN STYLE 3 BEDROOM HOUSE offered with no onward chain, built circa 2019 is perfectly suited to first-time buyers or those looking to move up the property ladder. In a convenient location just off the main Conwy Road the property is a short distance of local amenities, transport links, and schools. The mainline Railway Station is also nearby. With a highly specified interior including GRANITE WORK SURFACES, PRIVACY GLASS in the LOUNGE, FITTED KITCHEN & CONCEALED LIGHTING, OFF ROAD PARKING for 2 CARS, GAS C.H & DOUBLE GLAZING. From the HALL is the LARGE LOUNGE, CLOAKROOM, KITCHEN DINING ROOM, FIRST FLOOR 3 BEDROOMS, MODERN BATHROOM, REAR GARDEN. Tenure Freehold, Council Tax Band C. Energy Rating B84 Potential A96. Ref CB7993

Entrance Hall

Double glazed front door to Porch

Large Lounge

20'9 x 14' (6.32m x 4.27m)

Double glazed privacy glass square bay window, central heating radiator, wood effect flooring, feature wall, under stairs cupboard

Cloakroom

W.C, vanity wash hand basin,

Fitted Kitchen Dining

14' x 11'1 (4.27m x 3.38m)

Range of white gloss style base cupboards and drawers with black granite work top surfaces, double glazed french doors to rear gardens, central heating radiator, integrated 4 ring electric oven, built in gas hob, cooker extractor hood, built in dishwasher, washing machine, fridge freezer

First Floor

Bedroom 1

14'4 x 14' (4.37m x 4.27m)

Double glazed square bay window, central heating radiator, range of built in mirror door wardrobe units

Bedroom 2

9'10 x 7' (3.00m x 2.13m)

Double glazed, central heating radiator

Bedroom 3

12' x 6'7 (3.66m x 2.01m)

Double glazed, central heating radiator

Bathroom

Panel bath, wash hand basin, w.c, central heating radiator

Outside

In the front of the house is parking for 2 cars. Rear garden is partly paved and laid with artificial grass, enclosed by boundary fencing

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.





| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | 96 | |
| (81-91) | B | 84 | |
| (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 ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | 96 | |
| (81-91) | B | 86 | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |

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.