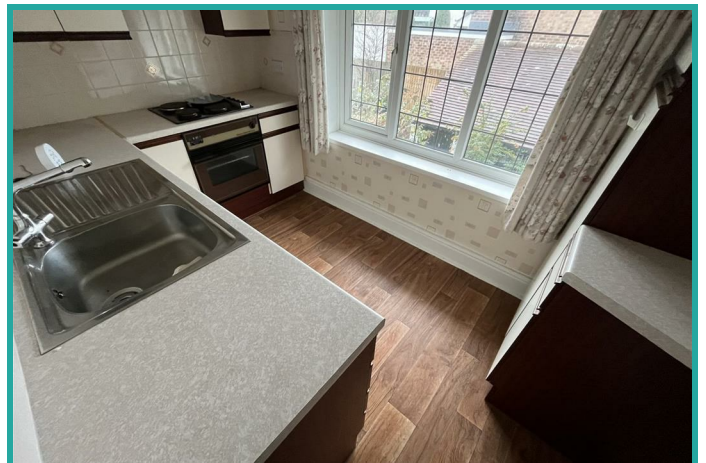


**The Brow Vicarage Avenue, Llandudno  
North Wales LL30 1PS**



**£295,000**



## The Brow Vicarage Avenue, Llandudno, North Wales LL30 1PS

Located off the top end of Conwy Road, in corner gardens, a character DETACHED HOUSE presently converted into 2 SELF CONTAINED FATS, vacant and NO ONGOING CHAIN. The property does require updating and redecoration, offering great potential to convert back to a family home, subject to planning or a home with an income. The Ground Floor Flat features LARGE OPEN PLAN RECEPTION HALL LOUNGE, KITCHEN, BEDROOM and BATHROOM, OUTSIDE GARDEN, DRIVEWAY & GARAGE. The ground floor is centrally heated and double glazed. Tenure Freehold, Council Tax Band C, Energy Rating 59D Potential 65D. The FIRST FLOOR FLAT at The Brow is approached off the side elevation into a Small Hall, stairs to first floor LANDING, LOUNGE, 2 BEDROOMS, KITCHEN, BATHROOM, Outside GARDEN and PARKING, DOUBLE GLAZED & ELECTRIC HEATING. Tenure Freehold, Council Tax Band C. Energy Rating 54E Potential 69C. Llandudno Town Centre and Mostyn Champneys Retail park are a few minutes drive away. Ref CB7988

### Ground Floor Flat

#### Entrance

Double glazed french doors and oak double inner doors

#### Large Open Plan Reception Hall and Lounge

26'6" x 12'9" (8.1 x 3.9)

Stone fireplace and hearth, gas point, 2 double glazed windows and bay window, 2 central heating radiators, coved ceilings, under stairs cupboard

#### Bedroom

19'4" x 12'9" (5.9 x 3.9)

Double leaded bay window, central heating radiator, 6 fitted wardrobe units and top cupboards, central heating radiator

#### Bathroom

7'10" x 5'10" (2.4 x 1.8)

Bath, wash hand basin, w.c, double glazed

#### Kitchen

17'4" x 10'9" (5.3 x 3.3)

Stainless steel sink unit, 2 double glazed windows and french doors to rear garden, wall and base cupboards, central heating radiator, gas central heating boiler, built in oven and hob

#### Outside

Driveway and parking off Vicarage Avenue leading to the Single Garage. Lawn garden and borders, small rear garden

### First Floor Flat

#### Entrance

Front door off the side elevation to Hall, night storage heater, stairs to First Floor and Landing

#### Utility Room

Double glazed, plumbing for washing machine

#### Lounge

18'0" x 13'1" (5.5 x 4.01)

Double glazed bay window, night storage heater, tiled fireplace and hearth, 2 double glazed leaded windows

#### Kitchen

12'9" x 10'1" (3.9 x 3.08)

Double glazed leaded window, night storage heater

#### Bedroom 1

12'9" x 12'9" (3.9 x 3.9)

Double glazed leaded bay window and side, night storage heater, coved ceilings

#### Bedroom 2

10'9" x 7'6" (3.3 x 2.3)

Double glazed leaded, night storage heater

#### Bathroom

7'10" x 6'7" (2.4 x 2.03)

Bath, wash hand basin, w.c, double glazed leaded, built in cylinder airing cupboard, shaver point, mirror and light, wall heater

#### Outside

Driveway off Conwy Road from the Llanrhos direction into the off road parking space. Lawn garden to the front and borders

### AGENTS NOTE

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)

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](mailto: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](http://www.sterlingestates.co.uk) or alternatively [www.guildproperty.co.uk](http://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.

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









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		59	65
		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	

#### 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.