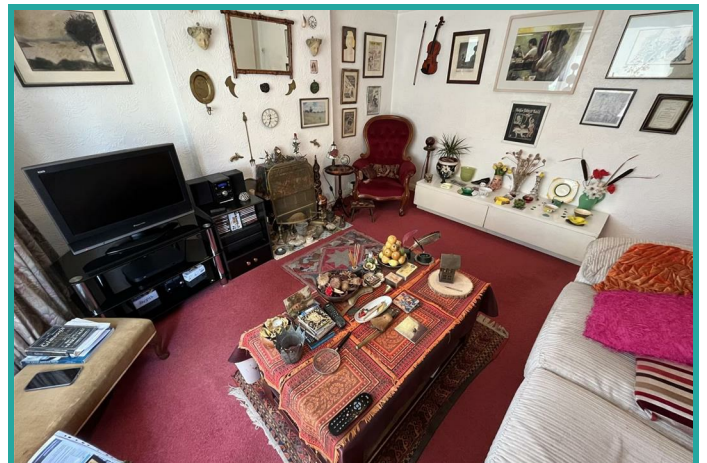
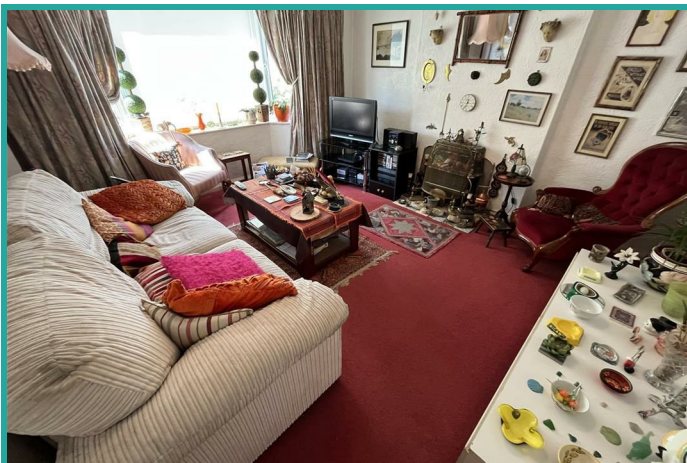


**Greystone Conway Road, Llandudno Junction  
North Wales LL31 9NJ**



**£179,950**



## Greystone Conway Road, Llandudno Junction, North Wales LL31 9NJ

Located in the centre of Llandudno Junction which has a variety of local shops and amenities mainline Railway Station on the door step. A spacious 2 BEDROOM DOUBLE FRONTED DETACHED BUNGALOW set in private rear gardens and a pleasant outlook for the front. The bungalow is approached by a series of steps off the road to the stocked front garden. From the ENTRANCE VESTIBULE is the HALLWAY, LOUNGE, MORNING ROOM, KITCHEN, 2 BEDROOMS and BATHROOM/SEPARATE WC. The bungalow is gas fired centrally heated and double glazed. Side timber and glazed garden room. The property is Freehold and Council Tax Band D. Energy Rating 64D Potential 82B. Ref CB7922

### Entrance

Double glazed front door

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.

### Hall

Central heating radiator, meter cupboard

### Lounge

14'1" x 11'9" (4.3 x 3.6)

Double glazed bay window, central heating radiator

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.

### Morning Room

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

Double glazed, central heating radiator, pantry cupboard and gas central heating radiator

### Kitchen

10'5" x 8'6" (3.2 x 2.6)

Stainless steel sink unit, plumbing for washing machine, double glazed, wall and base cupboards, marble style work tops, larder cupboard

### Bedroom 1

11'9" x 10'0" (3.6 x 3.06)

Double door wardrobe cupboard, double glazed, central heating radiator

### Bedroom 2

15'5" x 11'9" (4.7 x 3.6)

Double glazed, central heating radiator

### Bathroom

6'11" x 5'9" (2.11m x 1.75m)

Bath, wash hand basin double glazed, half tiled walls, Separate w.c, double glazed

### Side Timber Sun Room

14'5" x 6'6" (4.4 x 2)

### The Gardens

Well stocked front garden having a pleasant outlook over the town, large private rear garden laid to lawn, fruit trees

### 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









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	

#### AGENTS NOTES;

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