



STERLING

ESTATE AGENTS & VALUERS

**2 Hafod Road West, Penrhyn Bay
Llandudno LL30 3PN**



£235,000

2 Hafod Road West, Penrhyn Bay, Llandudno LL30 3PN

Located in a popular residential area, just off Glan-y-Mor Road, a 3 BEDROOM SEMI DETACHED HOUSE with GARAGE and private rear courtyard garden. The property does require some cosmetic updating and redecoration and affords PORCH, HALL, LOUNGE, DINING ROOM, SUN LOUNGE, KITCHEN, UTILITY & BOILER ROOM. Upstairs there are 3 BEDROOMS & BATHROOM/SHOWER. The house is gas centrally heated and windows double glazed. Tenure Freehold, Council Tax Band D. Awaiting EPC. The amenities in Penrhyn Bay including local Co-op, Library and Golf Course are all close by. Ref CB8038

Front Porch

Glazed inner door to

Hallway

Cloaks cupboard, coved ceilings, central heating radiator

Cloakroom

W.C, wash hand basin, double glazed

Lounge

12'5" x 11'9" (3.8 x 3.6)

Double glazed, central heating radiator, coved ceilings, fireplace surround with marble back and hearth, living flame gas fire

Dining Room

10'9" x 10'5" (3.3 x 3.2)

Electric fire, coved ceilings, 2 double door cupboards in each alcove, glass shelving, central heating radiator, double glazed patio doors

Lean to Sun Lounge

9'2" x 4'3" (2.8 x 1.3)

Kitchen

10'2" x 6'10" (3.1 x 2.1)

Single drainer sink unit, wall and base cupboards, double glazed, 4 ring gas hob unit, electric oven, cooker extractor hood

Boiler Room

Gas central heating boiler

Utility Room

6'10" x 4'7" (2.1 x 1.4)

Plumbing for washing machine, double glazed

First Floor

Stairway from the Hall to First Floor and Landing, double glazed

Bedroom 1

12'5" x 11'5" (3.8 x 3.5)

Double glazed, central heating radiator, 2 fitted single wardrobes, top cupboards, dressing table, 2 double door wardrobes and chest of drawers

Bedroom 2

10'2" x 10'0" (3.1 x 3.07)

Double glazed, central heating radiator, 3 double door wardrobes and top cupboards, double glazed, central heating radiator

Bedroom 3

9'10" x 6'2" (3.02 x 1.9)

Double glazed, central heating radiator

Bathroom

10'2" x 6'10" (3.1 x 2.1)

Panel bath, w.c, pedestal wash hand basin, shower cubicle and unit, heated towel rail, tiled walls

The Garage

21'3" x 9'6" (6.5 x 2.9)

Single garage with up and over door

The Gardens

Private rear courtyard garden with raised borders, side patio, greenhouse. The garden could be made into a lovely relaxation area, being secluded and having a southerly aspect. Garden 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

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	76
(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			
(81-91) B			
(69-80) C		72	76
(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	

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