

**21 Denness Place, Llandudno  
North Wales LL30 2UX**



**£210,000**

# 21 Denness Place, Llandudno, North Wales LL30 2UX

An END ROW OF 4 TERRACED HOUSE located at the end of a cul-de-sac off Trinity Avenue, on the level and within a short distance of the town centre, schools for all ages and the West Shore. Set well back from the road in long front gardens there is potential for off road parking subject to Highways and consent. With vacant possession and NO ONGOING CHAIN the accommodation affords HALL, LOUNGE, UTILITY & STORE, KITCHEN DINING, 3 BEDROOMS, BATHROOM, GAS C.H, DOUBLE GLAZING, OUT STORES. The property is in need of updating and redecorating. Awaiting EPC. Tenure Freehold. Council Tax Band C. Ref CB8008

## Entrance

Double glazed front door to Hall, central heating radiator, double glazed, under stairs

## Lounge

13'9" x 13'5" (4.2 x 4.1)

Fireplace surround, serving hatch, 2 double glazed windows, 2 central heating radiators

## Utility

8'2" x 7'6" (2.5 x 2.3)

Belfast sink, 2 double glazed windows, plumbing for washing machine, boiler cupboard and central heating boiler, store cupboard

## Kitchen Diner

12'9" x 8'6" (3.9 x 2.6)

Double drainer stainless steel sink unit, central heating radiator, 2 double glazed windows

## First Floor

Stairway off the Hall to First Floor and Landing, linen cupboard, double glazed

## Bedroom 1

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

Double glazed, central heating radiator, double door wardrobe cupboard and top stores

## Bedroom 2

9'6" x 8'2" (2.9 x 2.5)

Double glazed window, central heating radiator, wardrobe cupboard

## Bedroom 3

12'5" x 8'2" (3.8 x 2.5)

Central heating radiator, 2 double glazed windows, double door wardrobe cupboard

## Bathroom

5'6" x 4'7" (1.7 x 1.4)

Bath, Mira shower, pedestal wash hand basin, double glazed, central heating radiator, Separate w.c, double glazed

## Outside

Long front garden laid to lawn, concrete pathway, borders, w.c, 2 out stores, small lawn rear garden

## AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate

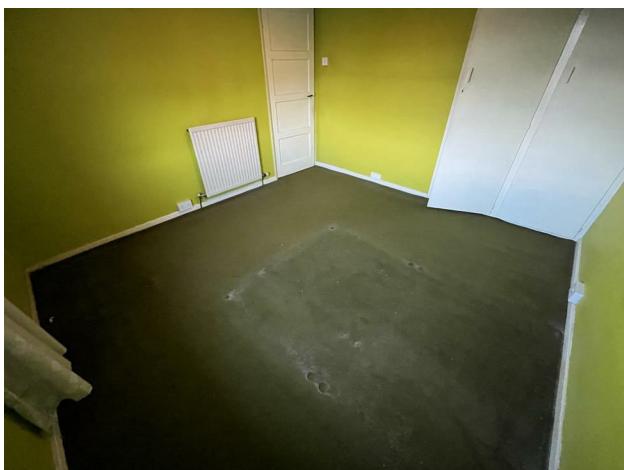
Agents on 01492-534477 e mail

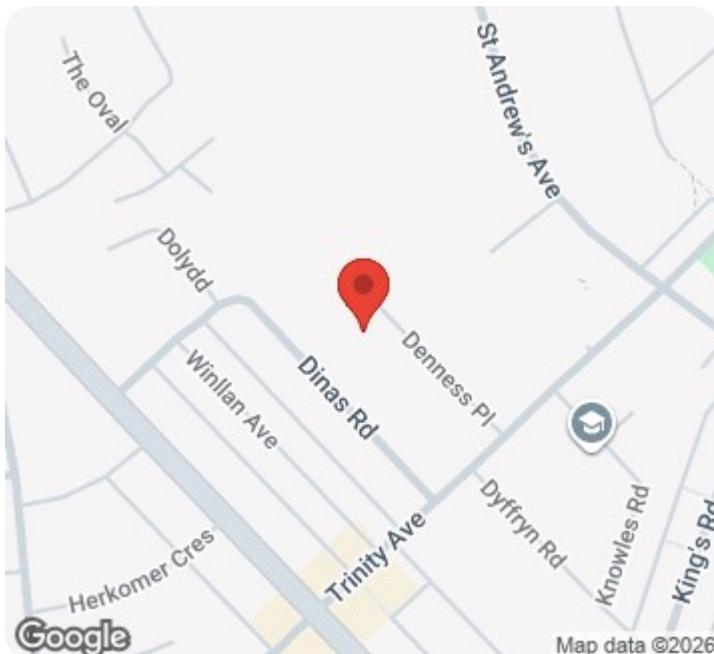
[sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site

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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		
(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;

Viewing Arrangements By appointment with Sterling Estate Agents on **01492-534477**  
e mail **sales@sterlingestates.co.uk** and web site **www.sterlingestates.co.uk**

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