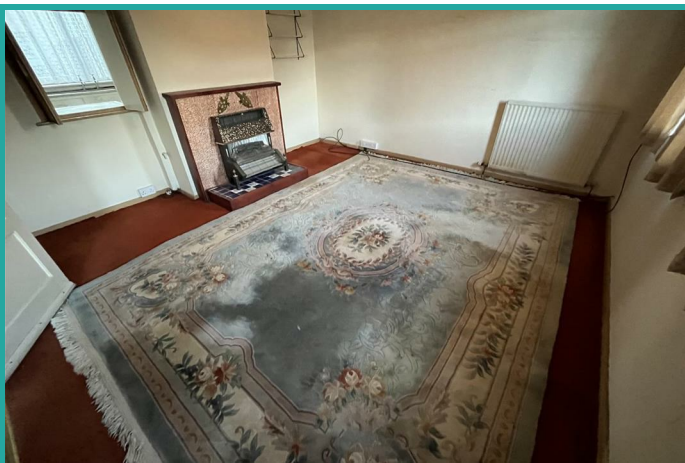


**21 Denness Place, Llandudno  
North Wales LL30 2UX**



**£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 [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) These sites could well find a buyer for your own home.

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. ACCORDINGLY PROSPECTIVE BUYERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.









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	69	75
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	70	75
EU Directive 2002/91/EC		

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- NO FEE advice from the whole of the market
- Arrangement via phone, post and email
- Award winning service
- Best Buy deals updated daily
- Service available 7 days a week, 9.00am – 8.00pm  
Mon-Thurs, 9.00am – 5.30pm Fri-Sat, 10.00am – 4.00pm Sun



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