

**5 Glyn Isaf, Llandudno Junction
North Wales LL31 9HF**



Asking Price £214,950

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A modern style 3 BEDROOM SEMI DETACHED HOUSE with rear BEDROOM EN SUITE extension or additional RECEPTION ROOM. Brick built with cement rendered elevations beneath a tiled roof the property occupies a quiet position in a 'Mews' style cul-de-sac off Victora Drive and within a short distance of local schools, Supermarkets and Railway Station. Set in ornamental gardens the property comprises HALL, LOUNGE leading into the DINING KITCHEN, REAR EXTENSION & EN SUITE SHOWER, FIRST FLOOR 3 BEDROOMS, BATHROOM & SHOWER, GAS C.H, DOUBLE GLAZING. EPC C70 Potential B82 Ref CB7382

Entrance

Hallway, central heating radiator and cabinet

Lounge

14'9 x 12'4 (4.50m x 3.76m)

Fireplace surround with electric fire, marble back and hearth, double glazed window, central heating radiator, laminate flooring

Dining Kitchen

15'7 x 9'6 (4.75m x 2.90m)

Beech style base cupboards and drawer with terrazzo style work top surfaces, 4 ring gas hob unit, built in oven, stainless steel cooker hood, plumbing for washing machine, gas central heating boiler, stainless steel sink unit, double glazed, stable door, under stairs cupboard, laminate flooring,

Rear Bedroom Extension

11'1 x 10'1 (3.38m x 3.07m)

Or multi purpose room, central heating radiator, laminate flooring, double glazed french doors, 2 double glazed velux windows

En Suite Shower Room

Shower cubicle and unit, wash hand basin, w.c, double glazed, tiled walls

First Floor

Stairway from Hall to First Floor and Landing

Bedroom 1

12'8 x 8'8 (3.86m x 2.64m)

Double glazed, central heating radiator, double door mirror wardrobe, laminate flooring

Bedroom 2

10'4 x 8'8 (3.15m x 2.64m)

Double glazed, central heating radiator, laminate flooring

Bedroom 3

8'5 x 6'4 (2.57m x 1.93m)

Wardrobe alcove, laminate flooring, double glazed window, central heating radiator

Bathroom

6' x 5'11 (1.83m x 1.80m)

Panel bath, shower unit and screen, predestal wash hand basin, w.c, double glazed, laminate flooring, heated towel radiator

Outside

The property is approached by a footpath at the end of the cul-de-sac where there is a gate leading into the front garden, laid with decorative brickwork and boundary wall. The rear garden is ornamental, on two levels

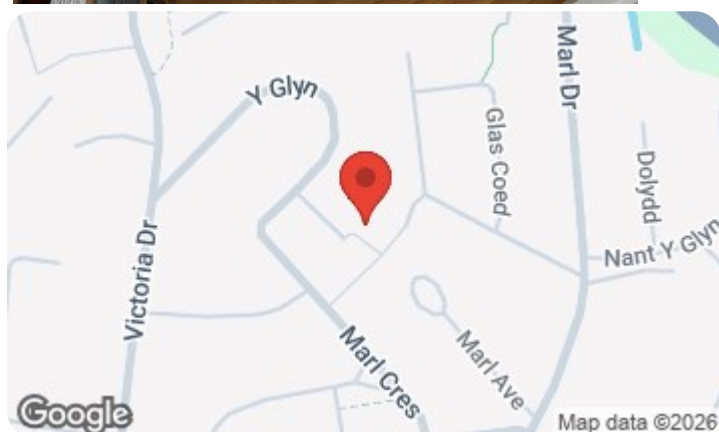
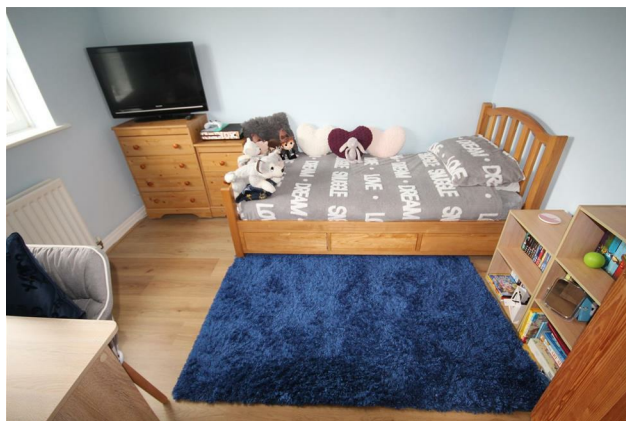
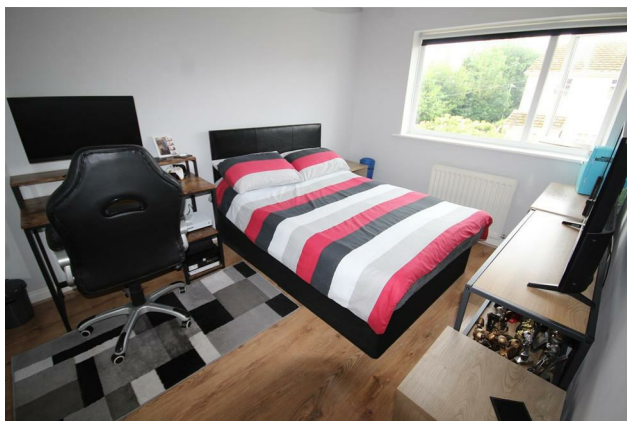
Agents Note

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

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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	70	82
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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	72	82
EU Directive 2002/91/EC		

AGENTS NOTES;

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