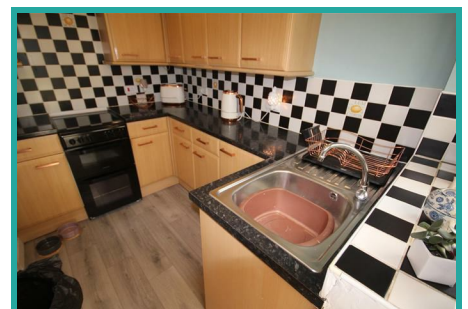




16 Cae Coed, Llandudno Junction, Conwy LL31 9LD

Asking Price £189,950

Located in a quiet and popular residential area just a short distance from the shops in the town, local schools, bus services and mainline Railway Station. A SEMI DETACHED BUNGALOW with CONSERVATORY EXTENSION and GARDENS TO FRONT & REAR. The bungalow affords PORCH, HALL, LARGE LOUNGE & DINING ROOM, KITCHEN, 2 BEDROOMS, BATHROOM. Upstairs is a useful LOFT HOBBIES ROOM. The bungalow is gas centrally heated, windows double glazed and there is OFF ROAD PARKING for 2-3 cars. EPC 37F Potential 65D Ref CB7322



Entrance Porch

Glazed inner door to HALL laminate flooring, central heating radiator

Large Lounge & Dining Room

21'9 x 11'5 (6.63m x 3.48m)

Double glazed window to front aspect and distant mountain views, central heating radiator

Kitchen

8'6 x 6'4 (2.59m x 1.93m)

Stainless steel sink unit, freezer recess, base cupboards and drawers in an ok style with black work top surfaces, double glazed window

Conservatory

12'9 x 6'6 (3.89m x 1.98m)

Lower walls brick, windows double glazed

Bedroom 1

10'6 x 8'5 (3.20m x 2.57m)

Double glazed, central heating radiator

Bedroom 2

9'8 x 7'4 (2.95m x 2.24m)

Double glazed, central heating radiator

Bathroom

7'8 x 4'3 (2.34m x 1.30m)

Panel bath, shower taps and screen, upvc and tiled walls, w.c, wash hand basin, double glazed

Loft Hobbies Room

10'9 x 10'2 (3.28m x 3.10m)

Double glazed window, gas central heating radiator, 2 useful roof void storage areas

Outside

Driveway at the side of the bungalow providing off road parking for 2-3 cars. Lawn at the front. Rear garden has a timber decking area and balustrading and laid to lawn, enclosed by panel fencing, concrete posts and gravel boards, timber seating

AGENTS NOTE

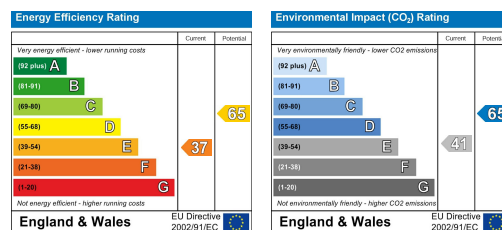
AGENTS NOTE Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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