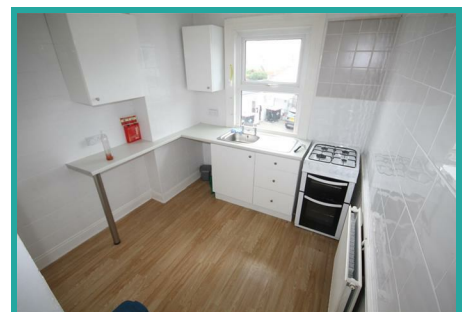
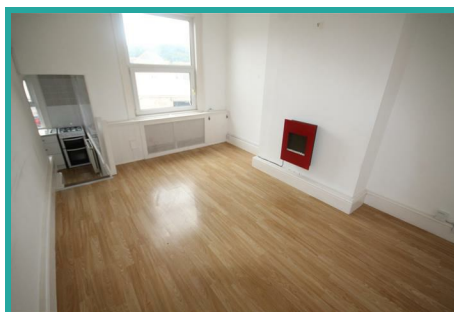
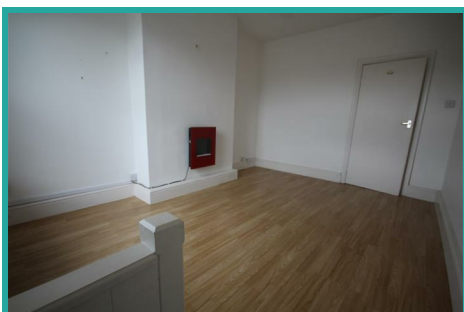




First Floor Flat 3a Avallon Avenue, Llandudno Junction, Conwy LL31 9AD

Asking Price £79,950

A well presented FIRST FLOOR SELF CONTAINED FLAT located in a most convenient position in a cul-de-sac in the centre of the village with all the amenities virtually on the door step. The property is being sold subject to the existing tenancy at a rental of £495 pcm. Approached by a small communal hallway off the side elevation, stairs lead to the First Floor and Flat 3a comprising LANDING, LOUNGE, KITCHEN, DOUBLE BEDROOM, BATHROOM & SHOWER, GAS C.H, DOUBLE GLAZING. The flat has been very well updated and improved by the present owner including a modern kitchen and bathroom, modern decor and new roof. Energy Rating 64D Potential 73C. Council Tax Band A. Ref CB7355



Entrance

Double glazed front door off the side elevation to Communal Hall and Stairs to First Floor

Flat 3a and Hall

Central heating radiator, laminate flooring, double door utility cupboard and gas central heating boiler, plumbing for washing machine

Lounge

13'8 x 10'2 (4.17m x 3.10m)

Laminate flooring, double glazed window, central heating radiator and cabinet, electric fire, distant hill views, 4 steps down to kitchen

Kitchen

8'4 x 8'2 (2.54m x 2.49m)

Stainless steel sink unit, laminate flooring, double glazed window, work tops, wall cupboards, central heating radiator, tiled walls, door onto landing, distant hill views

Double Bedroom

13'3 x 10'2 (4.04m x 3.10m)

Double glazed, laminate flooring, central heating radiator

Large Bathroom

9'4 x 5'7 (2.84m x 1.70m)

Shower bath, shower unit and screen, pedestal wash hand basin, w.c, laminate flooring, double glazed window, central heating radiator, tiled walls

AGENTS NOTE

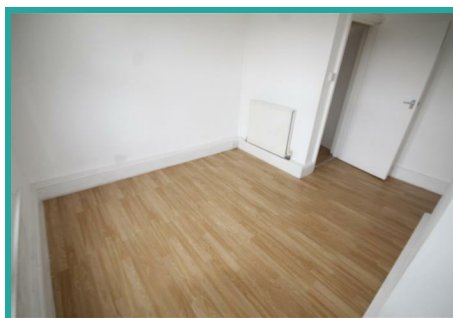
AGENTS NOTE Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

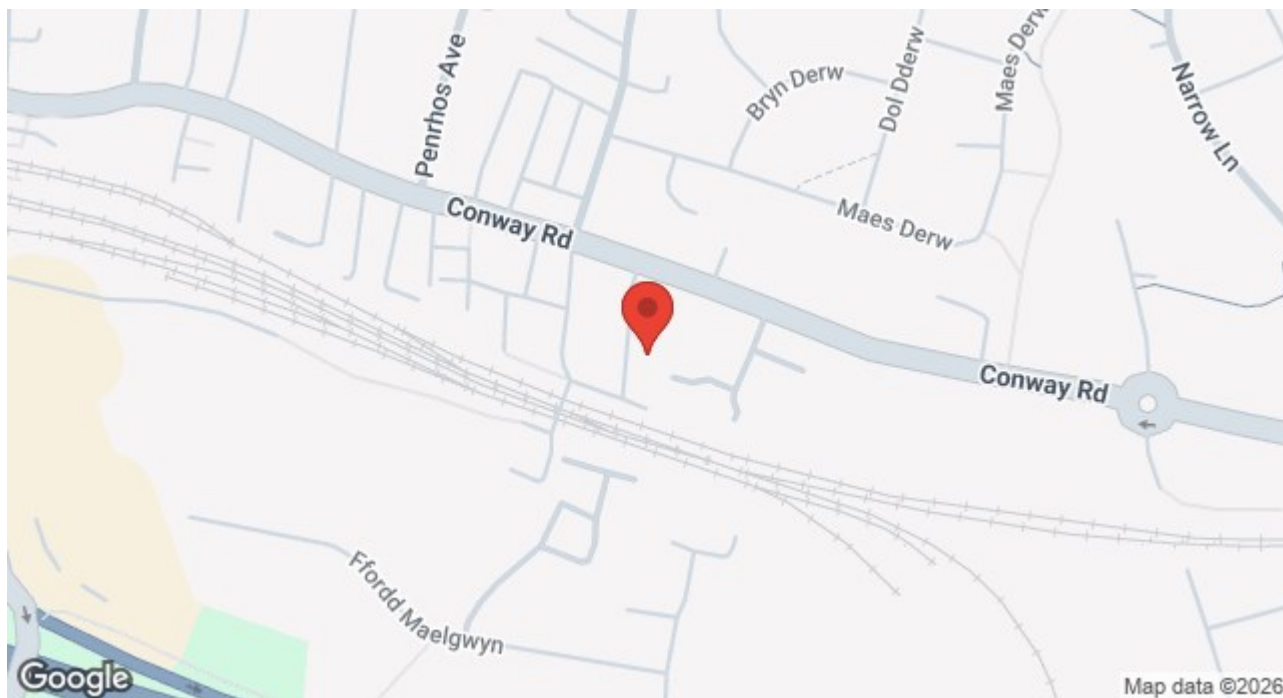
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many 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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previous three months). On the submission of an offer proof of funds is required.

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





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 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		EU Directive 2002/91/EC	

AGENTS NOTES;

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