



**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**

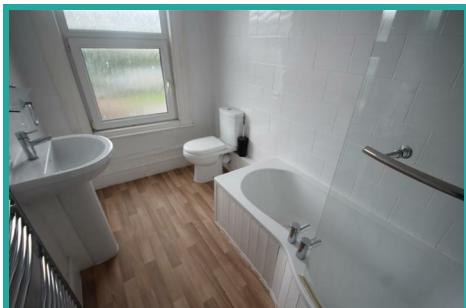
AGENTS NOTE Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)

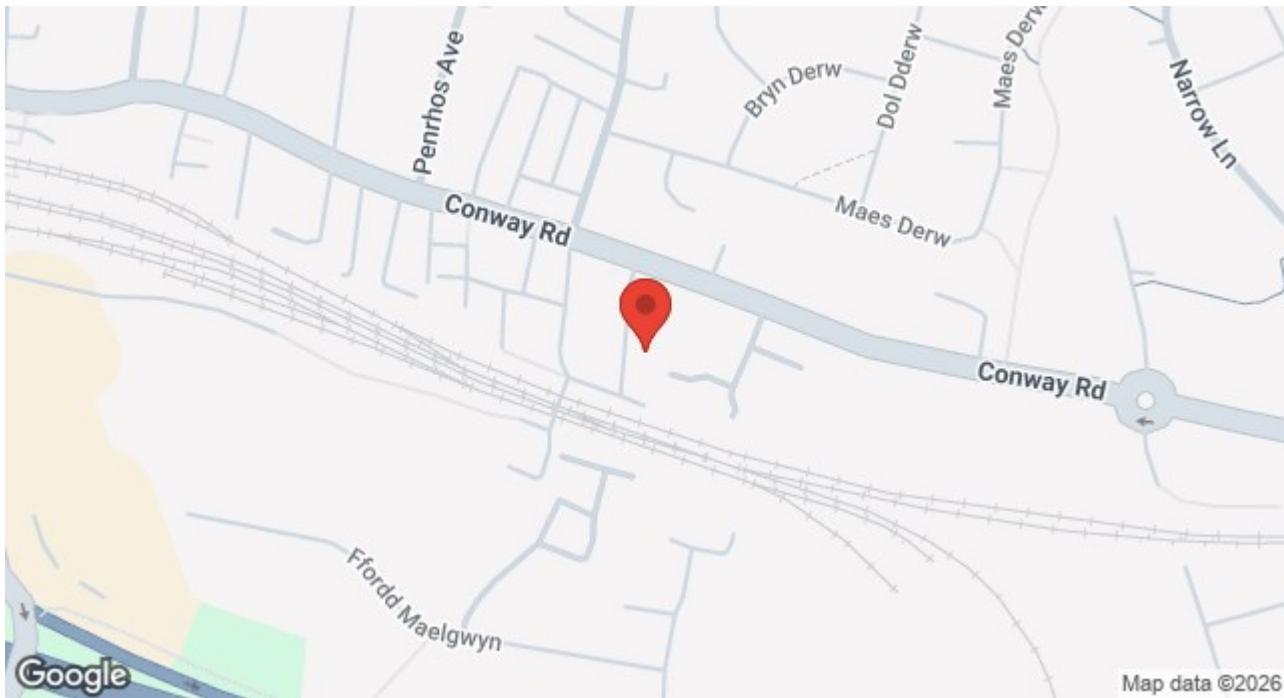
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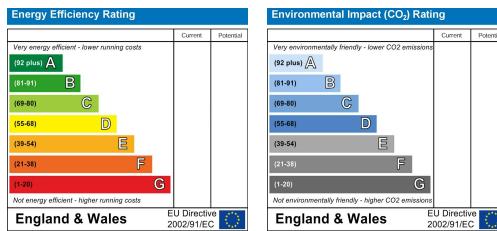
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Map data ©2026



## AGENTS NOTES;

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