



STERLING

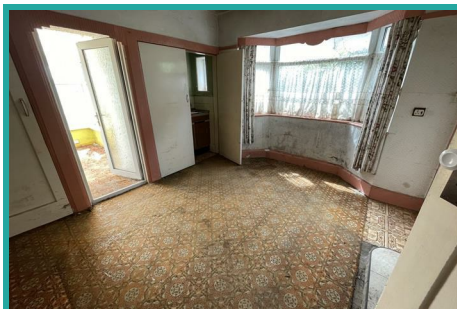
ESTATE AGENTS & VALUERS



15 Maes Y Castell, Llanrhos, Llandudno LL30 1NG

£155,000

In need of complete modernisation and redecoration, a DETACHED 2 BEDROOM BUNGALOW located in the hamlet of LLanrhos in gardens backing onto fields. With vacant possession and NO ONGOING CHAIN the accommodation affords PORCH, HALL, LOUNGE, BREAKFAST ROOM with SINK, SUN LOUNGE, BATHROOM, DRIVEWAY & GARAGE, DOUBLE GLAZING. Tenure Freehold, Council Tax Band E. Awaiting EPC. Ref CB7917



Front Porch

Hall

Meter cupboard

Lounge

13'9 x 11'8 (4.19m x 3.56m)

Tiled fireplace and electric fire, double glazed bay window

Breakfast Morning Room

13' x 11'3 (3.96m x 3.43m)

Double glazed bay window to side, double door cupboard with sink unit and serving hatch, cylinder airing cupboard, pantry cupboard, stone and marble open coal fire

Sun Lounge

9'6 x 8'9 (2.90m x 2.67m)

Brick lower walls, double glazed, cooking alcove off

Bedroom 1

12'9 x 11'6 (3.89m x 3.51m)

Double glazed

Bedroom 2

10'6 x 10 (3.20m x 3.05m)

Double glazed, double door wardrobe

Bathroom

6'9 x 6'5 (2.06m x 1.96m)

Bath, wash hand basin, w.c, double glazed

Outside

Driveway at the side of the bungalow to the single ASBESTOS GARAGE

The Gardens

Gardens to front and rear requiring tidying and pruning, the rear garden backs onto farmland, Garden Shed, Brick coal store, underfloor store.

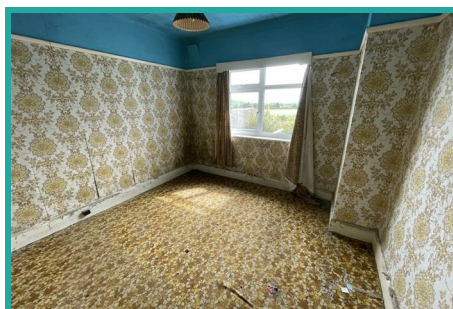
AGENTS NOTE

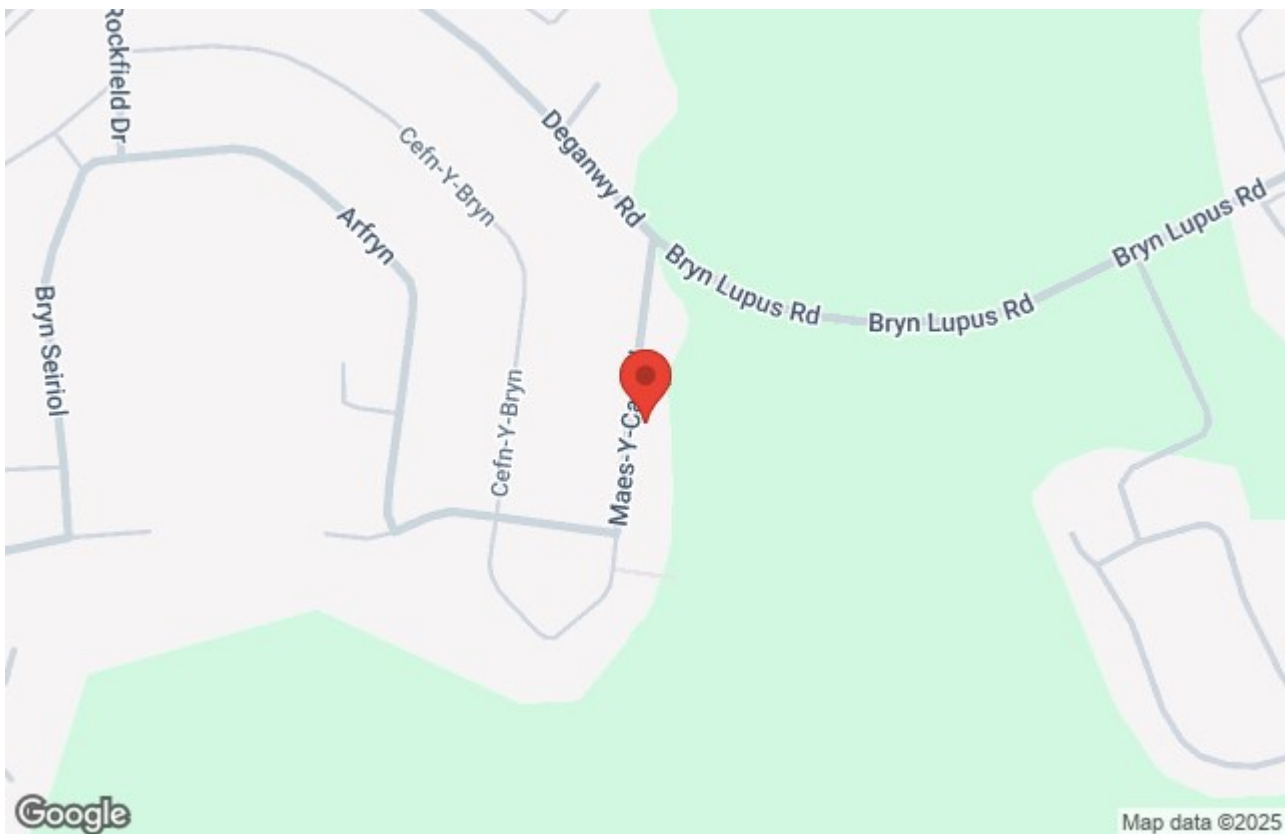
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PMA; WHEN WE WERE ASKED TO ARRANGE THIS

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			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	
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			31
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		11	
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

AGENTS NOTES;

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