



STERLING

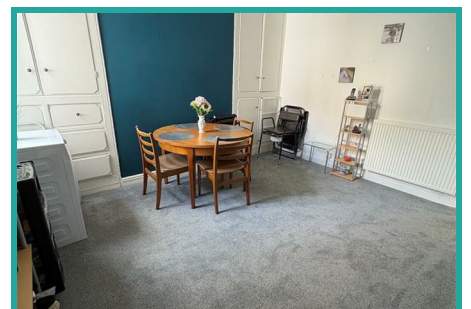
ESTATE AGENTS & VALUERS



4 Kimberley Road, Llandudno Junction, North Wales LL31 9EF

£149,500

A MIDDLE ROW 3 BEDROOM HOUSE in the centre of the town in a convenient position for the shops, bus services and mainline Railway Station. Brick built with pebble rendered elevations beneath a slate roof the accommodation comprises HALL, LOUNGE, DINING ROOM, KITCHEN, FIRST FLOOR WET ROOM, REAR YARD, GAS C.H, DOUBLE GLAZING. Tenure Freehold, Council Tax Band C. Awaiting EPC Ref CB8059



33 Conway Road, Colwyn Bay, LL29 7AA

Tel: 01492 534 477 | sales@sterlingestates.co.uk | www.sterlingestates.co.uk

Entrance

Double glazed front door to HALL, central heating radiator

Lounge

13'5" x 12'5" (4.1 x 3.8)

Double glazed bay window, central heating radiator, marble fireplace and living flame gas fired, coved ceiling, cupboard in alcove

Dining Room

13'2" x 11'5" (4.02 x 3.5)

Double glazed, central heating radiator, 2 double door cupboards and drawers

Kitchen

13'5" x 8'10" (4.09 x 2.7)

Maple style base cupboards and drawers, grey terrazzo style work top surfaces, stainless steel sink unit, double glazed and back door, central heating radiator, plumbing for washing machine, 4 ring gas hob unit, built in electric oven, cooker extractor hood, under stairs

First Floor

Stairway from the Hall to First Floor and Landing

Bedroom 1

14'9" x 12'1" (4.5 x 3.7)

Central heating radiator, 2 double glazed windows

Bedroom 2

11'9" x 6'10" (3.6 x 2.09)

Double glazed, central heating radiator

Bedroom 3

8'10" x 7'2" (2.7 x 2.2)

Central heating radiator

Wet Room

5'6" x 5'6" (1.7 x 1.7)

Walk in shower and unit, wash hand basin, w.c, double glazed, central heating radiator, tiled walls, Dimplex heater

Outside

Small walled rear yard

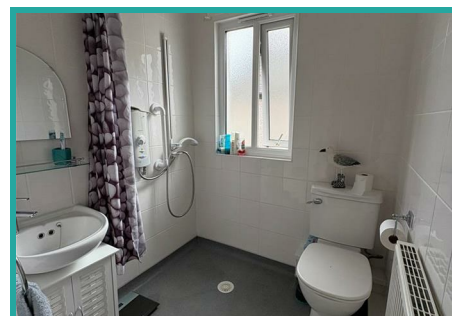
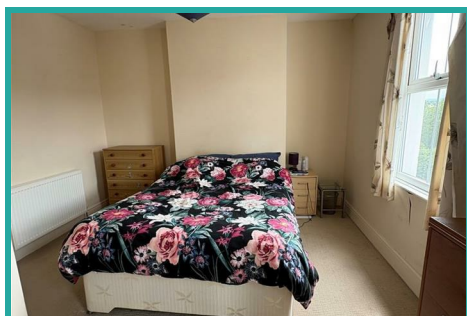
AGENTS NOTE

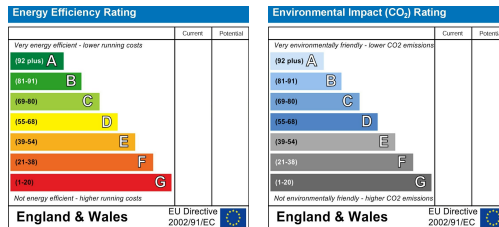
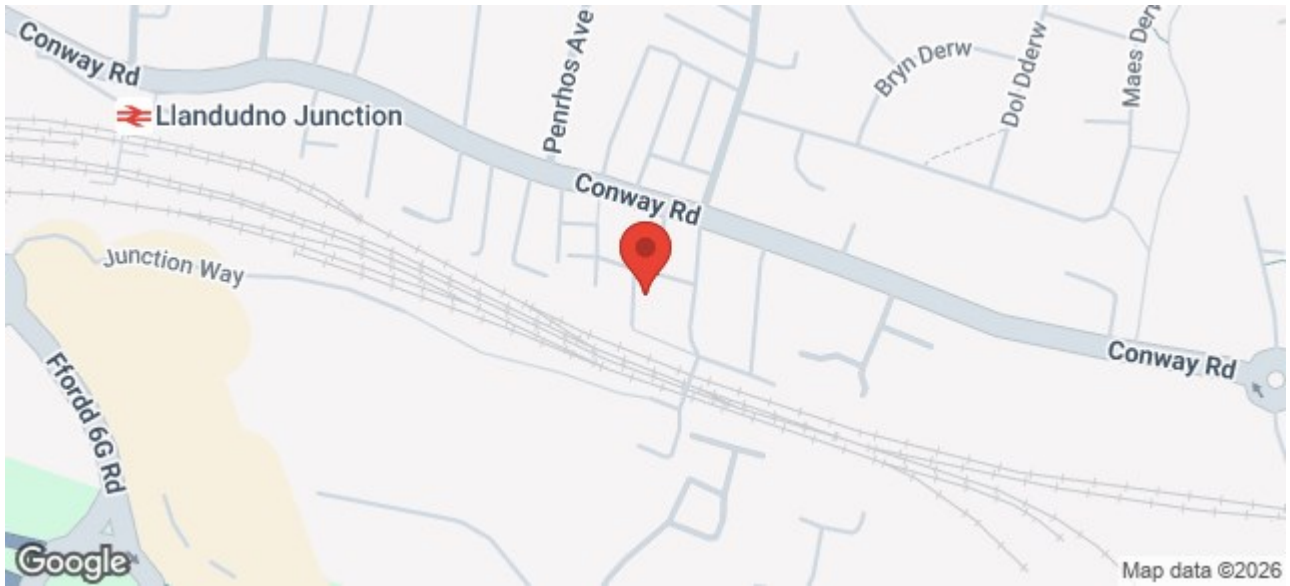
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingstates.co.uk and web site www.sterlingstates.co.uk

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@sterlingstates.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.sterlingstates.co.uk or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.

Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.





AGENTS NOTES;

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SALICE



2019-2020



2021-2022