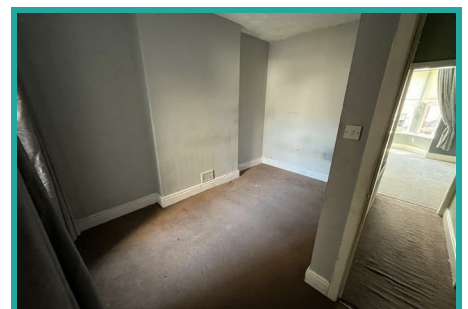
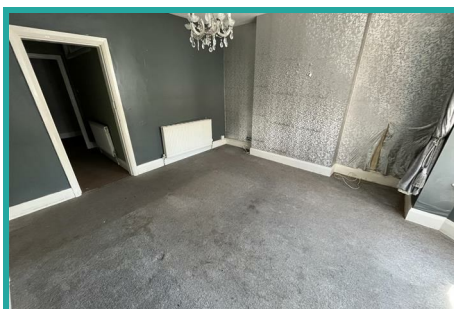
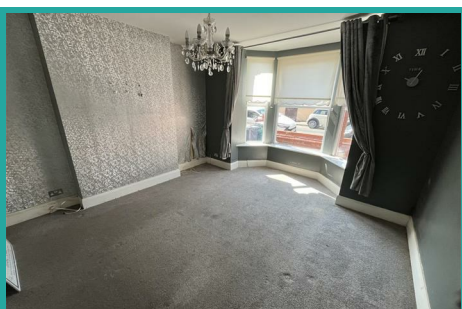




## Flat 1 10 Curzon Road, Craig-y-Don, Llandudno LL30 1TB

**£99,950**

Self contained GROUND FLOOR FLAT in the centre of the village with all the amenities on the door step.. The flat is not far from the Park, Promenade and regular bus services. With vacant possession and NO ONGOING CHAIN the accommodation comprises COMMUNAL HALL, FLAT 1, LOUNGE, BEDROOM, KITCHEN BREAKFAST ROOM, REAR HALL/UTILITY, BATHROOM & SHOWER, GAS C.H, DOUBLE GLAZING. We are informed the flat is Freehold subject to the 999 year lease of the first and second floor. Council Tax Band A. Awaiting EPC. Ref CB7936



### Entrance

Communal Hall, door to Flat 1

### Lounge

15'1" x 13'1" (4.6 x 4)

Double glazed bay window, central heating radiator

### Inner Hall

Central heating radiator,

### Bedroom

13'5" x 7'2" and 10'9" (4.1 x 2.2 and 3.3)

Double glazed, central heating radiator

### Kitchen Breakfast Room

11'1" x 10'0" (3.4 x 3.07)

Stainless steel sink unit, double glazed, central heating radiator, grey style base cupboards and drawers, white work top surfaces, stainless steel cooker hood, under stairs cupboard

### Utility

Plumbing for washing machine, gas central heating boiler, door to rear yard

### Bathroom

8'10" x 5'10" (2.7 x 1.8)

Panel bath, shower unit, w.c, wash hand basin, central heating radiator, double glazed, tiled walls

### Outside

Rear yard enclosed by boundary walls, Personal gate to rear lane leading to the village shops

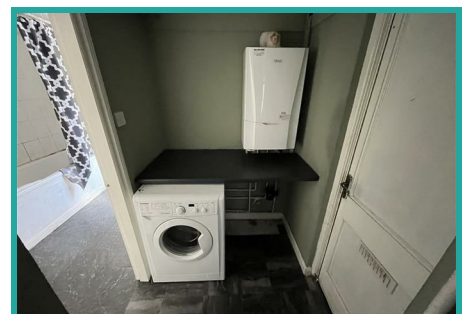
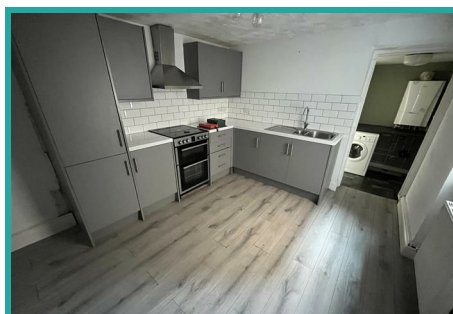
### AGENTS NOTE

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)

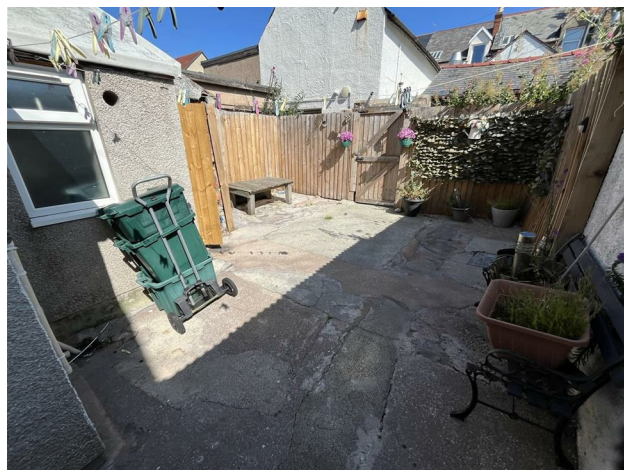
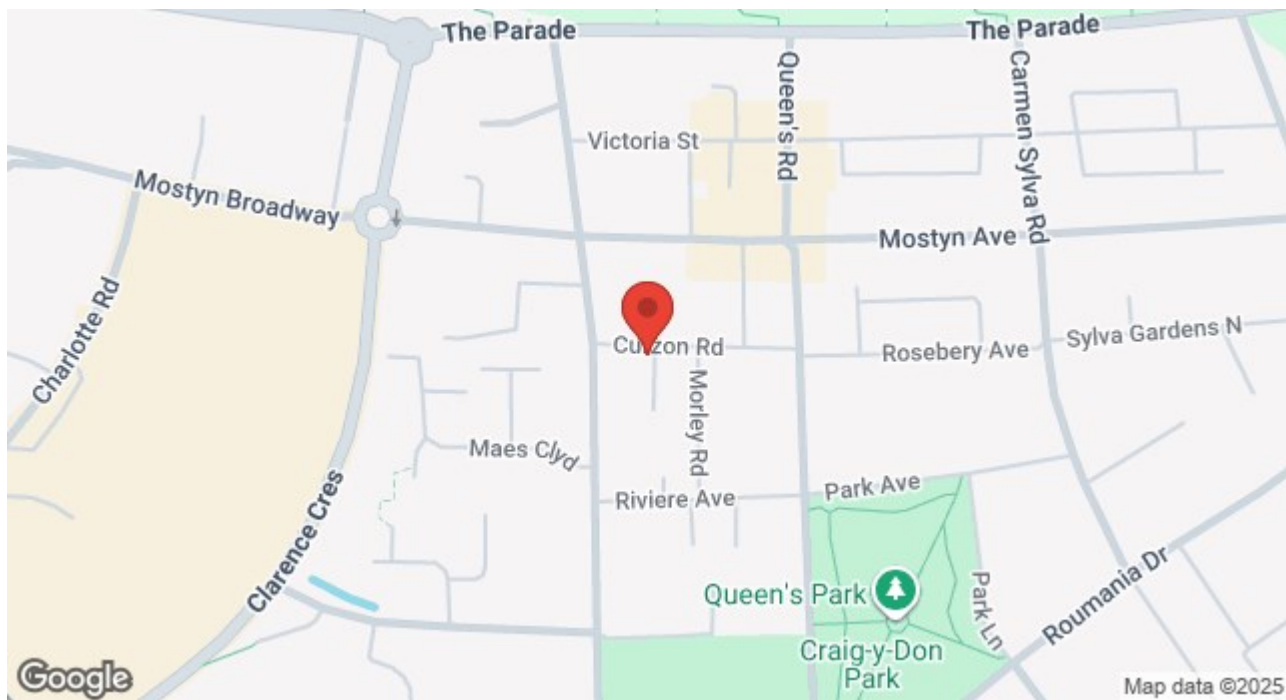
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk) or alternatively [www.guildproperty.co.uk](http://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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**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](mailto: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](http://www.sterlingestates.co.uk) or alternatively [www.guildproperty.co.uk](http://www.guildproperty.co.uk)  
These sites could well find a buyer for your own home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D		63	73
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D		65	73
(39-54) E			
(21-38) F			
(1-38) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

