



STERLING

ESTATE AGENTS & VALUERS



24 Marl Crescent, Llandudno Junction, North Wales LL31 9HS

£219,950

In a popular residential road just off Victoria Crescent, a traditional style 3 BEDROOM SEMI DETACHED HOUSE offered for sale with vacant possession and no ongoing chain. The house stands in sunny rear gardens and offers excellent potential for cosmetic updating. From the HALL is the LIVING ROOM, LOUNGE, KITCHEN & STORE, BATHROOM, GAS C.H, DOUBLE GLAZING. The house is within easy reach of the local schools, Railway Station, Supermarkets and access onto the A55.. Tenure Freehold, Council Tax Band C. Awaiting EPC Ref CB7906



33 Conway Road, Colwyn Bay, LL29 7AA

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

Entrance

Double glazed front door to

Hall

Central heating radiator, BT point, under stairs pantry cupboard

Living Room

10'9" x 9'2" (3.3 x 2.8)

Tiled fireplace and gas fire, arched display in alcove with cupboards, 2 double glazed windows, central heating radiator

Lounge

16'0" x 11'1" (4.9 x 3.4)

Tiled fireplace, gas point, 2 double glazed windows

Kitchen

10'9" x 8'2" (3.3 x 2.5)

Wall and base cupboards, breakfast bar top, stainless steel sink unit, plumbing for washing machine, double glazed, gas central heating boiler

Rear Hall

Walk in store

First Floor

Stairway off the Hall to First Floor and Landing, double glazed, central heating radiator

Bedroom 1

16'0" xx 10'2" (4.9 xx 3.1)

Double glazed, central heating radiator, wardrobe cupboard

Bedroom 2

10'9" x 10'2" (3.3 x 3.1)

Double glazed, central heating radiator

Bedroom 3

11'1" x 8'2" (3.4 x 2.5)

Double glazed, central heating radiator

Bathroom

5'6" xx 4'3" (1.7 xx 1.3)

White suite of panel bath, pedestal wash hand basin, shower unit, double glazed, central heating radiator, upvc walls, linen cupboard, Separate w.c, double glazed

Outside

Lovely sunny rear garden laid to lawn, paved, fenced and hedge boundaries, Garden Shed, Coal Store

AGENTS NOTE

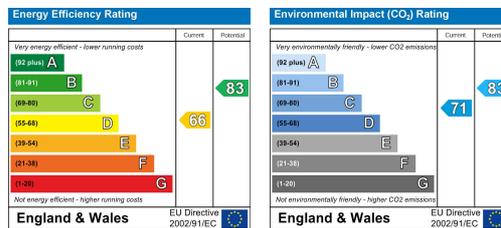
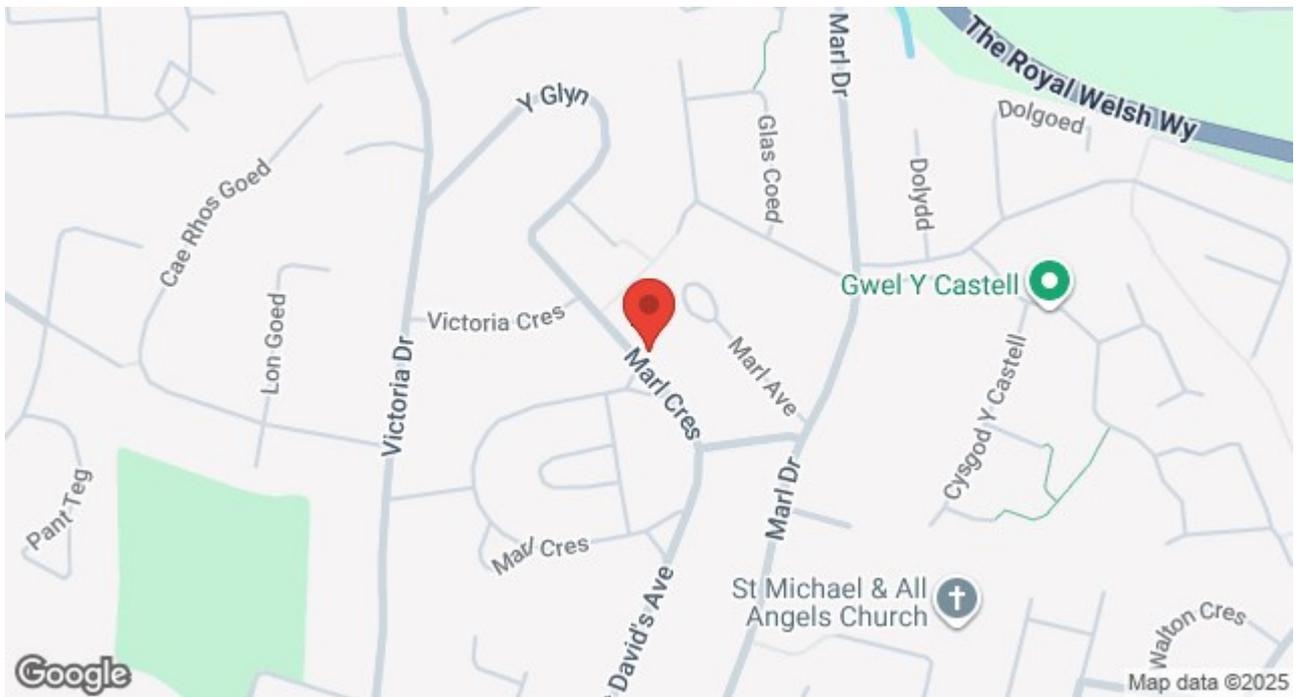
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site

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AGENTS NOTES;

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