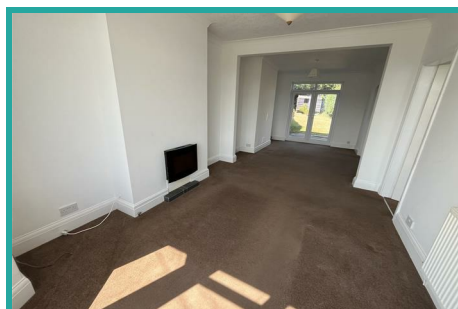




38 Llanrhos Road, Penrhyn Bay, Llandudno LL30 3HY

£259,950

Set slightly elevated from the road in a popular residential part of Penrhyn Bay, near to Ysgol Creuddyn and Glanwydden Primary School. From the front elevation there are fine views over farmland to the distant hills. With NO ONGOING CHAIN the accommodation affords HALL, THROUGH LOUNGE DINING ROOM, FITTED KITCHEN, 3 BEDROOMS, BATHROOM, GAS C.H, DOUBLE GLAZING, GARDENS FRON & REAR, DRIVEWAY & PARKING. Local shopping is nearby as are regular bus services into Colwyn bay & Llandudno. Tenure Freehold, Council Tax Band E. Awaiting EPC Ref CB8083



Entrance

Double glazed front door to

Hall

Central heating radiator double glazed, under stairs cupboard, coved ceilings

Through Lounge and Dining Room

27'2" x 10'9" (8.3 x 3.3)

Double glazed bay window to front elevation overlooking the lovely views, 2 central heating radiators, electric fire, double glazed french doors to rear gardens

Fitted Kitchen

12'5" x 6'10" (3.8 x 2.1)

Stainless steel sink unit, double glazed window and back door, Ideal gas fired central heating boiler, range of grey colour base cupboards and drawers, terrazzo style work top surfaces, 4 ring electric hob unit, built in oven, stainless steel splash back, wall units

First Floor

Stairway off the Hall to First Floor and Landing, double glazed, access to loft space

Bedroom 1

11'9" x 10'9" (3.6 x 3.3)

Double glazed window to front aspect overlooking the fine country views, central heating radiator

Bedroom 2

12'1" x 10'9" (3.7 x 3.3)

Double door cupboard, double glazed, central heating radiator

Bedroom 3

7'6" x 6'10" (2.3 x 2.1)

Double glazed window overlooking the fine views, central heating radiator

Bathroom

8'10" x 6'10" (2.7 x 2.1)

Panel bath, vanity wash hand basin, w.c, quadrant shower cubicle and unit, double glazed, heated towel radiator, part tiled walls

Outside

Driveway providing off road parking for 2 cars, Lawn garden at the front with borders. The rear garden has a south westerly aspect enclosed by fenced and hedge boundaries, lawn and garden shed

AGENTS NOTE

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

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 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 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.

BROADBAND & MOBILE

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. More information. The table shows the predicted broadband services in your area.

Standard 7 Mbps 0.8 Mbps

Good Superfast --Not available --Not available Unlikely
Ultrafast 1800 Mbps 220 Mbps

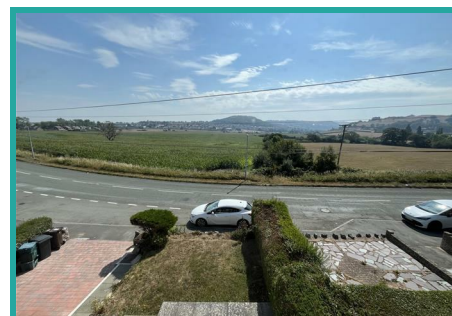
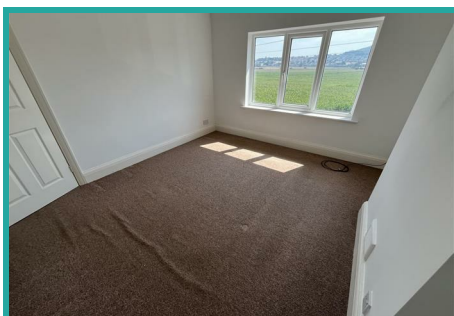
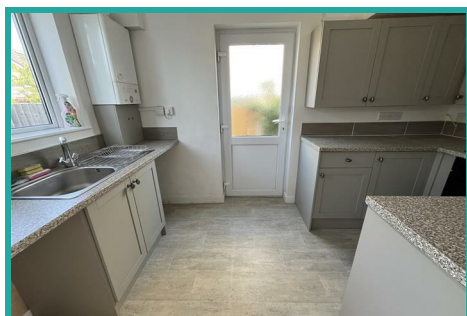
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor, variable in-home

O2- Good outdoor, variable in-home

Three- Good outdoor and in-home

Vodafone_ Good outdoor, variable in-home





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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