



STERLING

ESTATE AGENTS & VALUERS



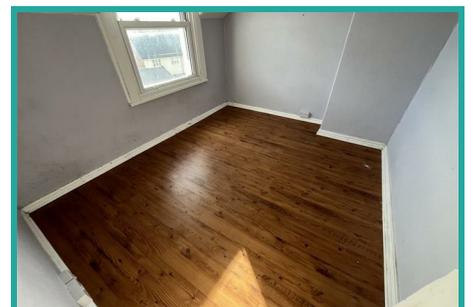
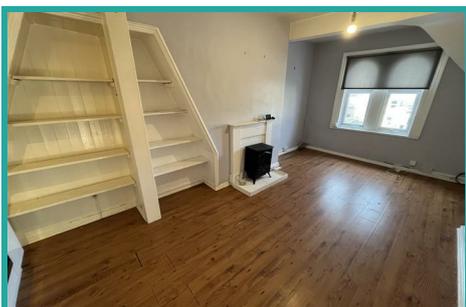
3B Avallon Avenue, Llandudno Junction, LL31 9AD

£69,950

A self contained **SECOND FLOOR FLAT** located in a most convenient position in a cul-de-sac in the centre of the village with all the amenities virtually on the door step. The property is being sold with vacant possession and **NO ONGOING CHAIN**. Approached by a small communal hallway off the side elevation, stairs lead to the

First & Second Floors and Flat 3b comprising **LANDING, OPEN PLAN LOUNGE & KITCHEN, DOUBLE BEDROOM, BATHROOM UTILITY ROOM, GAS C.H, DOUBLE GLAZING**. Energy Rating 55D Potential 78C.

Council Tax Band A. Ref CB7995



33 Conway Road, Colwyn Bay, LL29 7AA

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

Entrance

Double glazed front door off the side elevation to Communal Hall and Stairs to First and Second Floors

Flat 3B

Landing gas central heating boiler, plumbing for washing machine

Open Plan Living Room Kitchen

15'3 x 11'9 (4.65m x 3.58m)

Laminate flooring, 2 double glazed windows, stainless steel sink unit, 4 ring electric hob unit. built in oven, wall cupboards, base units, 2 shaped display alcoves

Bedroom

11'1 x 10' (3.38m x 3.05m)

Double glazed, laminate flooring

Utility Room

8'2 x 7'9 (2.49m x 2.36m)

Laminate flooring

Bathroom

6'8 x 5'7 (2.03m x 1.70m)

Panel bath, shower taps, wash hand basin, w.c, upvc walls

AGENTS NOTE

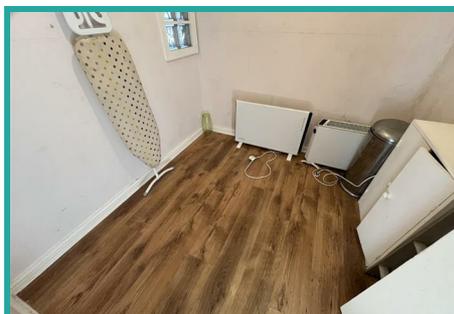
AGENTS NOTE Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

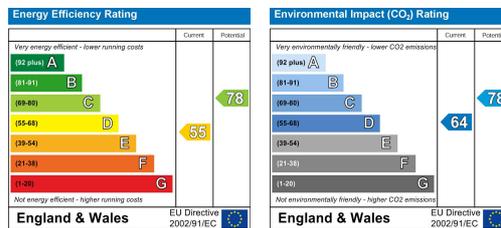
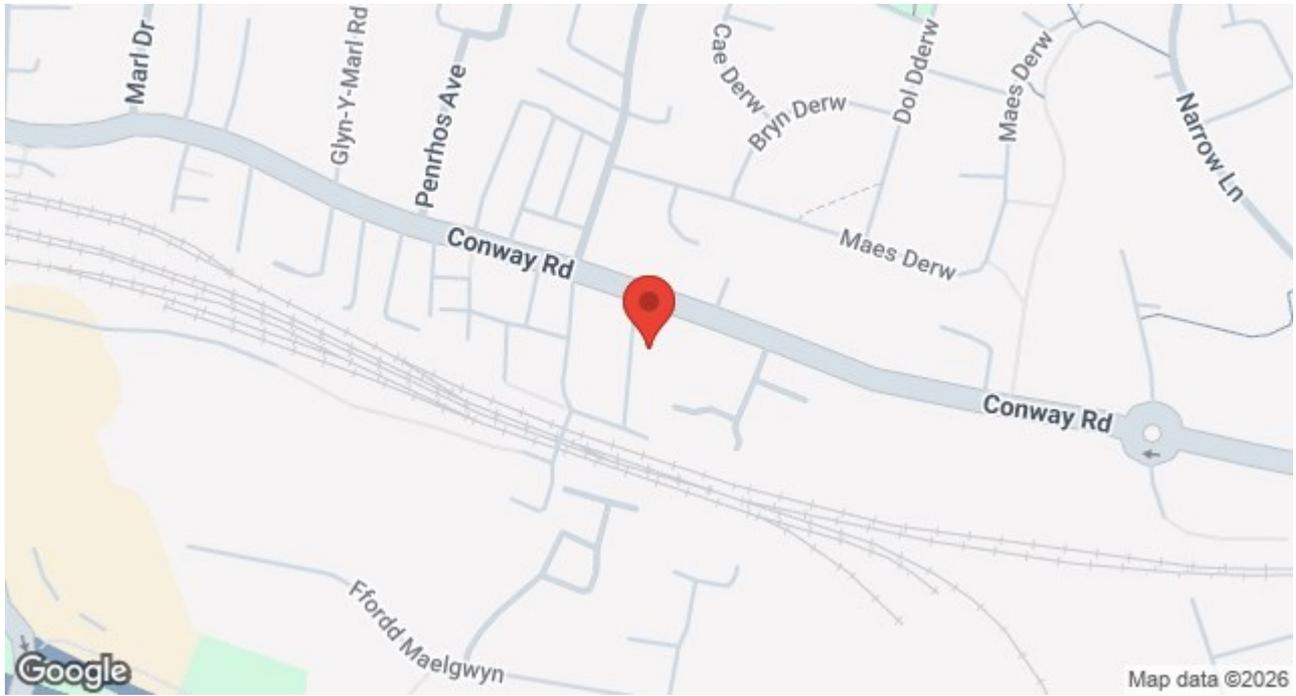
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many 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.

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





AGENTS NOTES;

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.



No fee mortgage brokerage service

As a member of The Guild of Professional Estate Agents, Sterling Estates have access to The Guild of Professional Estate Agents Mortgage Services.

- NO FEE advice from the whole of the market
- Arrangement via phone, post and email
- Award winning service
- Best Buy deals updated daily
- Service available 7 days a week, 9.00am – 8.00pm
 Mon-Thurs, 9.00am – 5.30pm Fri-Sat, 10.00am – 4.00pm Sun



t: 01492 534477

www.sterlingestates.co.uk



YOUR HOME OR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

The Guild of Professional Estate Agents Mortgage Services is provided by London & Country Mortgages Ltd, Beazer House, Lower Bristol Rd, Bath, BA2 3BA who are authorised and regulated by the Financial Services authority, FSA number 143002