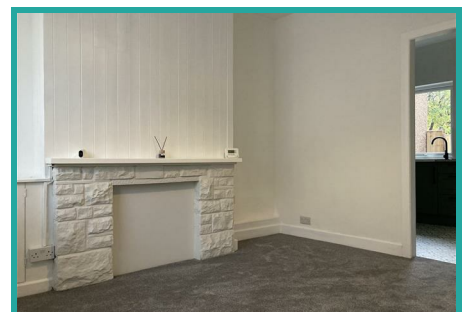
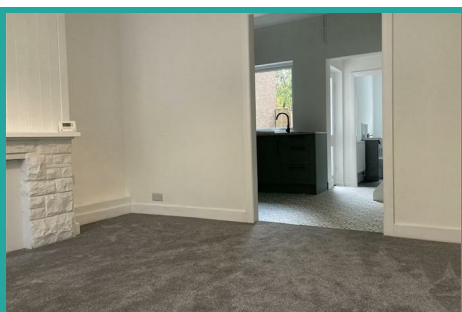




### **3 Station Terrace, Llandudno Junction, North Wales LL31 9NL**

**Offers In The Region Of £134,950**

One of the nicest TERRACED HOMES in the village, updated and decorated to a high standard by the present owners resulting in a lovely home ready to walk into. The property is in a small row of houses located off the main road backing onto an open grassed area and easy access to the Railway Station A great starter home the property features FRONT LIVING ROOM, FITTED KITCHEN BREAKFAST ROOM, MODERN GROUND FLOOR BATHROOM. 2 DOUBLE FIRST FLOOR BEDROOMS, REAR PATIO GARDEN. GAS C.H, DOUBLE GLAZING. Tenure Freehold, Council Tax Band B Energy Rating 62D Potential 88B. Ref CB7966





## Double Glazed Front Door

### Living Room

12'1" x 11'9" (3.7 x 3.6)

Double glazed window to front aspect, central heating radiator, double door cupboard, stone fireplace

### Fitted Kitchen Breakfast Room

11'9" x 7'10" (3.6 x 2.4)

Newly fitted with a range of base cupboards and drawers in a sage design, terrazzo style work top surfaces, central heating radiator, double glazed, 4 ring electric hob unit, built in oven, cooker extractor hood, single drainer sink unit, splash back, wall cupboards, Vaillant gas central heating boiler

### Rear Hall

Double glazed back door, plumbing for washing machine

### Ground Floor Bathroom

7'10" x 5'2" (2.4 x 1.6)

Panel bath, vanity wash hand basin, w.c, central heating radiator, double glazed window, shower unit, part panelled walls

## First Floor

### Front Bedroom

12'1" x 9'10" (3.7 x 3.02)

Double glazed, central heating radiator

### Rear Bedroom

10'2" x 8'2" (3.1 x 2.5)

Double glazed, central heating radiator, shelving in alcove, pleasant outlook over the grassed area

### Outside

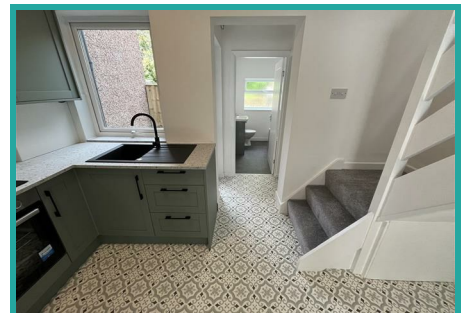
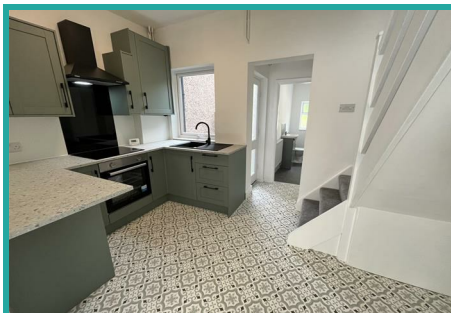
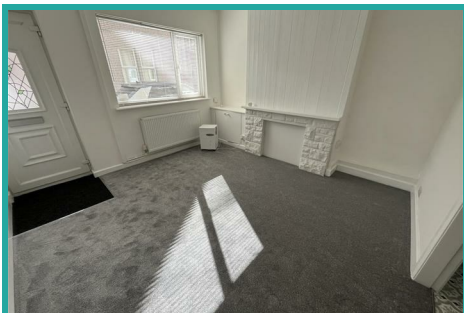
Ornamental rear garden with corner flower bed, enclosed by boundary walls and fencing

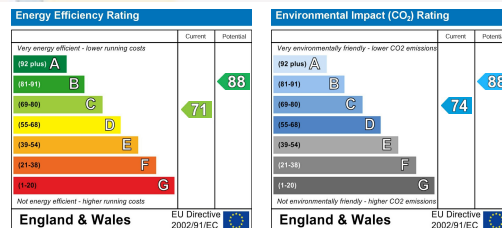
## AGENTS NOTE

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.

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These sites could well find a buyer for your own home.

