



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 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

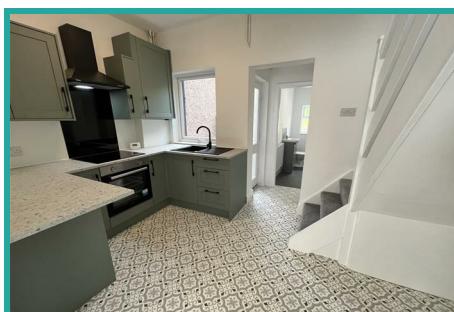
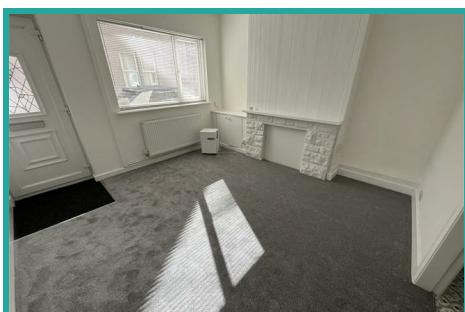
Agents on 01492-534477 e mail

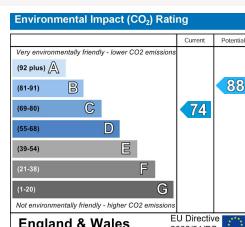
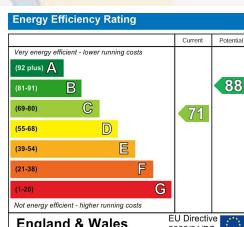
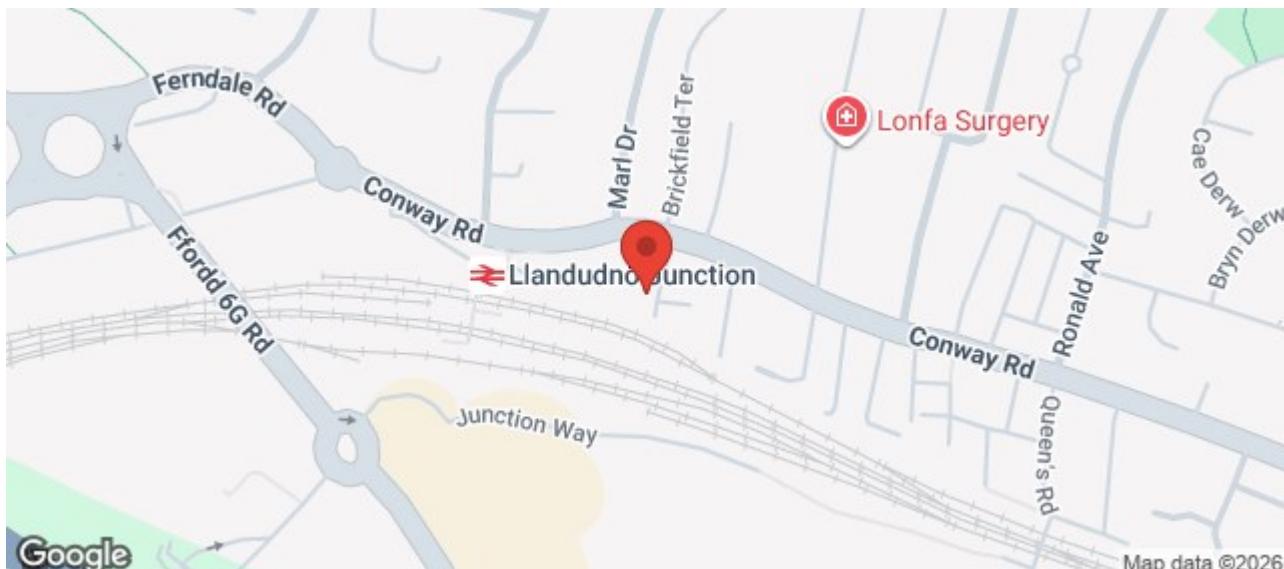
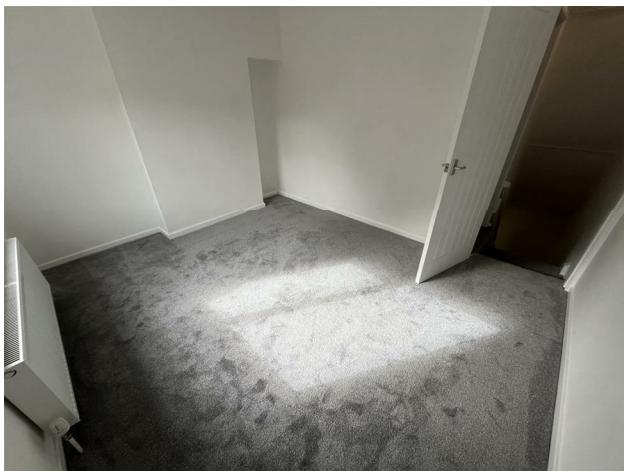
sales@sterlingestates.co.uk and web site

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.





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