



**25 Dalar Aur, Llandudno Junction, North Wales LL31 9FH**  
**Asking Price £205,000**

A modern SEMI DETACHED 2 DOUBLE BEDROOM HOUSE situated at the end of a quiet cul- de-sac on the popular Dalar Aur development. Constructed in 2017 by developers Beech Homes the house comes with the remainder of the NHBC guarantee,) All in well presented order the accommodation affords HALL, LARGE OPEN PLAN LIVING KITCHEN 25'long with patio doors onto the rear gardens, BATHROOM, GAS C.H and DOUBLE GLAZING. To the front of the house is a decorative brick driveway with space for 2 cars. The development is located off Narrow Lane with easy access onto the A470 and within a few minutes of the shops, Railway Station and Primary School. Energy Rating B90 Ref CB7353



## Entrance

Small Hall

## Large Double Aspect Lounge and Fitted Kitchen

25'7 x 11'9 (7.80m x 3.58m)

Double glazed window to front aspect, 2 central heating radiators, range of fitted white gloss effect base cupboards and drawers with grey design work top surfaces, 4 ring gas hob unit, built in electric oven, stainless steel sink unit, part peninsular base unit, pan drawers, stainless steel splash back, cooker extractor hood, double glazed window and french doors to rear gardens, gas central heating boiler, central heating radiator, pantry cupboard, built in dishwasher, double door larder units

## First Floor

Landing built in linen cupboard

## Bedroom 1

14'4 x 9'2 (4.37m x 2.79m)

Double glazed, central heating radiator

## Bedroom 2

14'4 x 9'2 (4.37m x 2.79m)

2 double glazed windows, central heating radiator

## Bathroom

7'11 x 6'6 (2.41m x 1.98m)

Panel bath, shower unit and screen wash hand basin, w.c, grey design tiled walls, heated towel radiator, shaver point, extractor fan

## Outside

Long lawned rear garden enclosed by panel fencing, Garden Shed, small patio area. The front garden provides off road parking for 2 cars

## AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate

Agents on 01492-534477 e mail

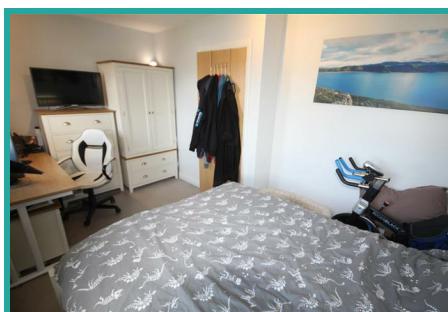
[sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site

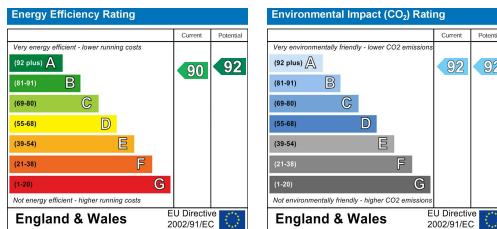
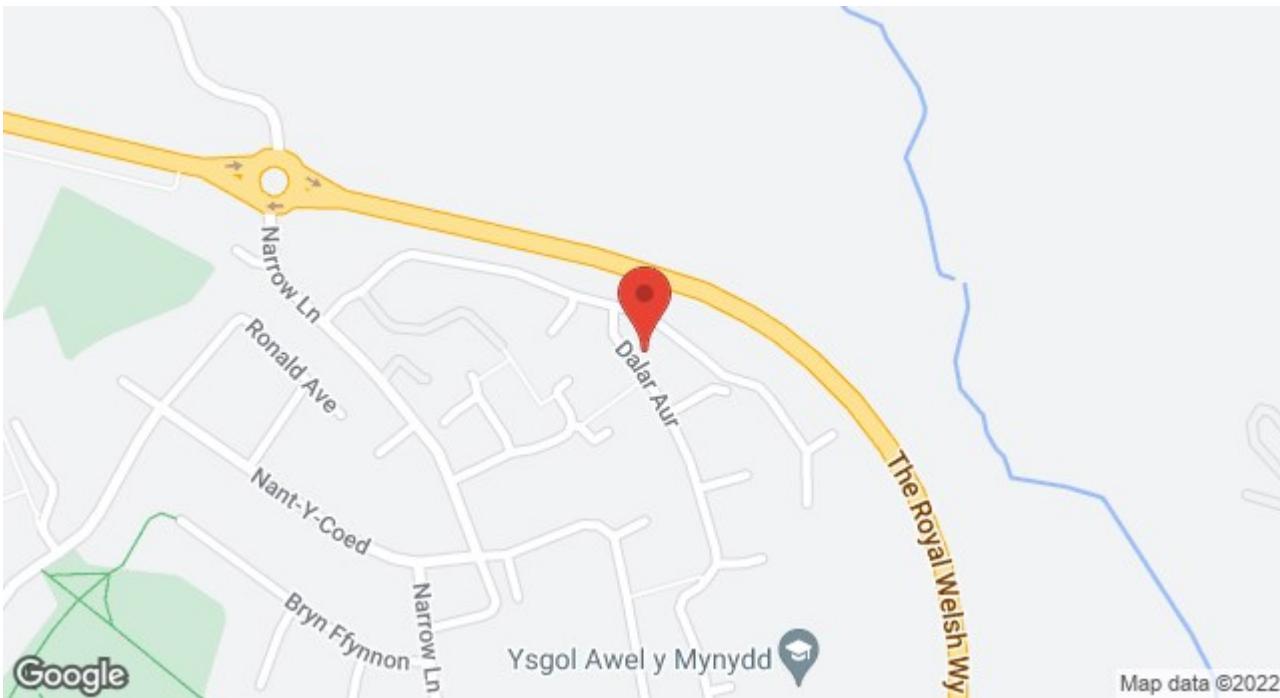
[www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)

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;

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.



## 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



[www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)



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

The FSA does not regulate most buy to let mortgages.

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