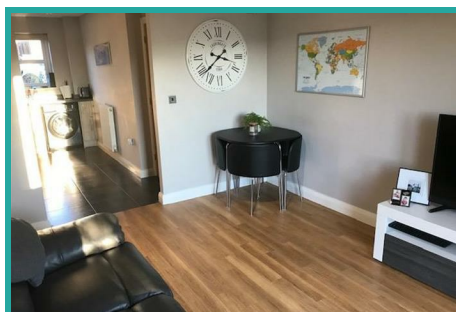




36 Lon Gwaenfynydd, Llandudno Junction, North Wales LL31 9FG

Asking Price £134,950

Recently constructed by Beech Homes on this well planned residential development of varying styles and designs. A PURPOSE BUILT 2 BEDROOM GROUND FLOOR APARTMENT, the property is quietly tucked away in the corner of the cul-de-sac with a lovely private two tier rear garden. From the LOUNGE there are double glazed french doors leading out onto the patio, ideal for the summer barbeques and where there is a pleasant outlook over the distant hills. In front of the property are 2 CAR PARKING SPACES. The property is gas centrally heated, windows double glazed and solar panels are installed. Ready to walk into the property is ideal for a first time buyer. Energy Rating B87 Potential B87. Ref CB7152



Entrance

Front door off the side elevation leading into the HALL, central heating radiator, store cupboard and controls for the solar panels

Lounge

13'3 x 11'2 (4.04m x 3.40m)

Amtico oak effect flooring, central heating radiator, double glazed french doors leading onto the gardens, central heating radiator, wide opening into the kitchen

Fitted Kitchen

11'9 x 7'3 (3.58m x 2.21m)

Walnut style base cupboards and drawers with black work top surfaces, gas central heating boiler, stainless steel sink unit, plumbing for washing machine, cylinder airing cupboard, 4 ring gas hob unit, built in oven, stainless steel splash back, stainless steel cooker hood, inset ceiling lighting, central heating radiator

Inner Hall

Bedroom 1

10'10 x 8'9 (3.30m x 2.67m)

Central heating radiator, double glazed window to front aspect and deep sill

Bedroom 2

8'6 x 8'5 (2.59m x 2.57m)

Double glazed window, central heating radiator

Modern Bathroom

7'5 x 5'9 (2.26m x 1.75m)

Panel bath, shower unit and screen, wash hand basin, w.c, tiled walls in beige, heated towel radiator, tiled floor

Outside

Fenced rear garden on two levels, the lower section laid to lawn and the upper laid with patio slabs. Side gate. 2 Car Parking spaces in the front driveway

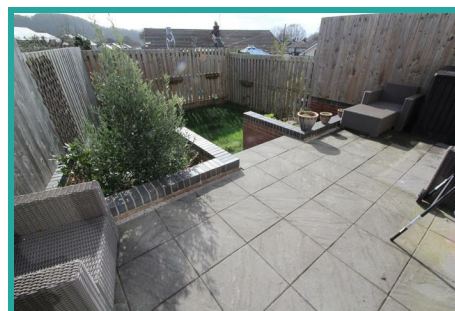
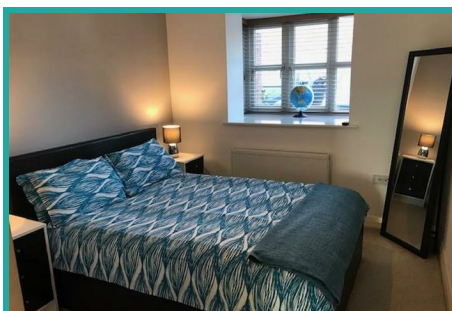
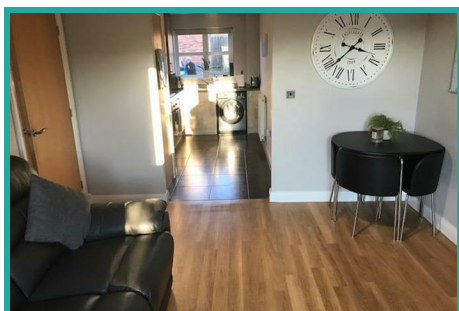
AGENTS NOTE

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(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		91	91
(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	

AGENTS NOTES;

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