



STERLING

ESTATE AGENTS & VALUERS

Maple Leaf 8 Pennant Court, Llandudno North Wales LL30 1RX



Asking Price £229,950

Maple Leaf 8 Pennant Court, Llandudno, North Wales LL30 1RX

A deceptively spacious SEMI DETACHED BUNGALOW, extended both at the back of the property and upstairs to provide excellent accommodation for the family. In a quiet cul-de-sac within a short walk of Llandudno town centre, Retail Park and Railway Station and schools for all ages the well planned accommodation now affords HALL, LOUNGE, EXTENDED DINING ROOM, FITTED KITCHEN, 2 BEDROOMS, GROUND FLOOR BATHROOM & SHOWER. From the lounge a staircase leads up to the MASTER SUITE of BEDROOM DRESSING ROOM and LARGE EN SUITE SHOWER ROOM. Outside is the GARAGE and off road parking for 2 cars. The property is Gas Centrally Heated and windows Double Glazed. An internal inspection is recommended to fully appreciate the size and layout. Ref CB7157 EPC 57D Potential 78C

Entrance

Double glazed front door to Hall laminate flooring, cloaks cupboard, coved ceilings, central heating radiator

Lounge

17'7 x 10'9 (5.36m x 3.28m)

Marble style fireplace with living flame gas fire, double glazed window to front aspect, coved ceilings, central heating radiator

Dining Room

10'7 x 10'6 (3.23m x 3.20m)

Double glazed french doors to either side of the room, double glazed window, laminate flooring, coved ceilings, central heating radiator

Fitted Kitchen

11'3 x 8'4 (3.43m x 2.54m)

Range of cream gloss style base cupboards and drawers with beige speckled design work top surfaces, stainless steel sink unit, induction hob unit, 'magic' carousel unit, built in dishwasher, double glazed window, wall units, stainless steel cooker hood, plumbing for washing machine, built in double oven, upvc cladding to ceilings and inset lighting.

Ground Floor Bedroom 1

13'4 x 10'9 (4.06m x 3.28m)

Double glazed window to rear aspect, laminate flooring, cove ceiling, central heating radiator

Ground Floor Bedroom 2

11'3 x 10'9 (3.43m x 3.28m)

Double glazed window to front aspect, central heating radiator, laminate flooring

Ground Floor Bathroom

7'6 x 6'4 (2.29m x 1.93m)

Panel bath, shower unit and screen, pedestal wash hand basin, w.c, central heating radiators, double glazed window, beige tiled walls

First Floor

Stairway of the Lounge to upstairs Master Suite

Main Bedroom

14'4 x 10'8 (4.37m x 3.25m)

Double glazed window, central heating radiator

En Suite Shower Room

11'6 x 5'4 (3.51m x 1.63m)

Shower unuutt in tiled recess, vanity wash hand basin and cupboards, w.c,heated towel radiator, roof void storage cupboard, tiled walls

En Suite Dressng Room

11'8 x 4'9 (3.56m x 1.45m)

Also being used as an office, fitted wardrobe units with four sliding doors, central heating radiator

The Garage

Driveway off the cul-de-sac with off road parking for 2 cars leading to the SINGLE GARAGE, brick and pebble dashed elevations, up and over door

The Gardens

L shaped decking area at the back of the property and front garden with borders

AGENT 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

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
57	78
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(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	
65	78
England & Wales	EU Directive 2002/91/EC

AGENTS NOTES;

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