

William Gleave Buckley
47-49 Madoc Street
Llandudno, LL30 2TW

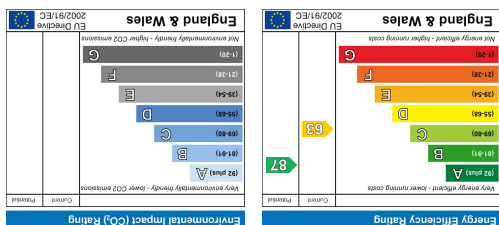
William Gleave Rhyll
19 Clwyd Street
Rhyll, LL18 3LA

William Gleave Llandudno
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Llandudno, LL30 2TW

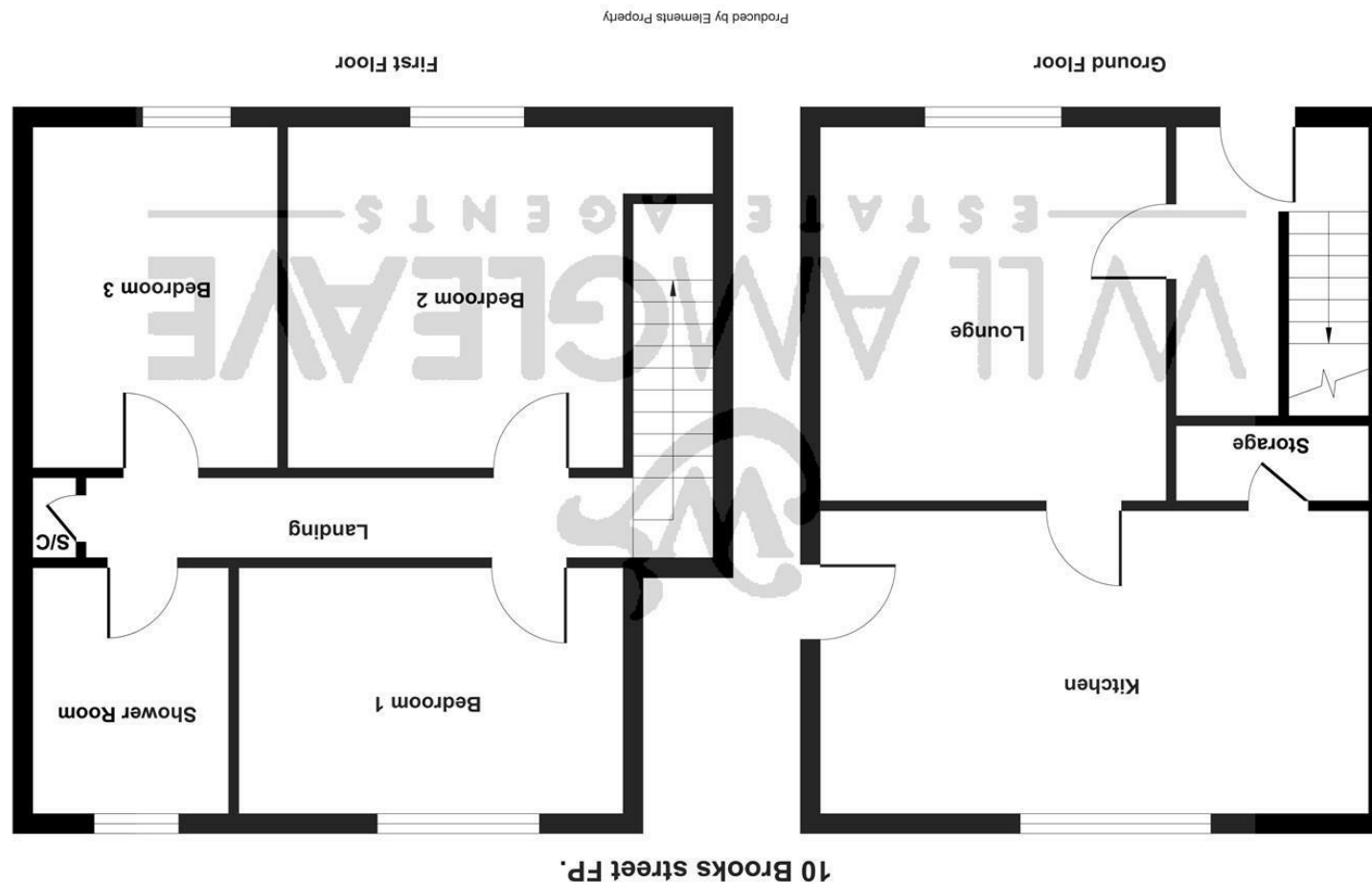
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BROOKES STREET, LLANDUDNO

Price £115,000



This end terrace cottage is tucked away but conveniently located close to Llandudno town centre with all its shops, restaurants, cafe bars and just a few minutes walk to the promenade, local schools and train station just around the corner. In brief the cottage comprises, lounge, kitchen, three good size bedrooms and shower room. To the rear of the property is an enclosed rear court yard. Parking is on street. An ideal investors opportunity.

ENTRANCE HALL

With carpet, smoke detector, radiator, stairs leading to first floor accommodation and door leading into;

LOUNGE

12'3" x 11'2" (3.74m x 3.42m)
With double glazed window to the front, radiator, laminate flooring, fitted ceiling light and power points.

KITCHEN

14'3" x 9'11" (4.36m x 3.03m)
Having a range of base units, stainless steel sink unit, window to the rear, space and plumbing for washing machine, space for fridge freezer, built in storage cupboard, vinyl flooring, wall mounted gas central heating boiler, smoke detector, fitted ceiling light and door allowing access into the rear courtyard.

STAIRS LEADING TO FIRST FLOOR ACCOMMODATION

LANDING

Loft hatch allowing loft access, carpet, built in storage cupboard and doors leading off.



BEDROOM ONE

12'9" x 8'0" (3.89m x 2.44m)
With double glazed window to the rear, original fireplace, carpet, radiator and power points.

BEDROOM TWO

10'11" x 11'2" (3.35m x 3.41m)
With double glazed window to the front, carpet, radiator and power points.

BEDROOM THREE

11'2" x 10'11" (3.41m x 3.35m)
With double glazed window to the front, radiator, carpet and power points.

SHOWER ROOM

7'7" x 6'5" (2.32m x 1.96m)
Having a three piece suite comprising of shower cubicle with shower over, wash hand basin, low level WC, window to the rear and vinyl flooring.

OUTSIDE

Parking is on street. To the rear of the property is an enclosed rear courtyard.

DIRECTIONS

From our shop turn left onto Madoc Street then right at the traffic lights onto Trinity Avenue, take the first right into Brooks Street. The property can be found on the right hand side by way of our for sale board.

SERVICES

Mains drainage, water, gas and electric are all connected at the property. All services have not been tested by the selling agent.

TENURE - LEASEHOLD

LEASEHOLD COVENANTS APPLY
Lease - 999 yrs from Dec 1926

COUNCIL TAX BAND - C

