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# Flat 9, Llys Y Capel, Deganwy Avenue, Llandudno, LL30 2YW

GUIDE PRICE **£85,000+**\*

VACANT RESIDENTIAL

- Two bedroomed third floor flat • Double glazing • Electric heating • Allocated parking

A two bedroomed third floor apartment within a purpose built block in a central location within Llandudno. The property benefits from double glazing, electric heating and allocated parking. It would be suitable for occupation or investment purposes with a potential rental income of approximately £7,200 per annum.

**Situated** Situated centrally within Llandudno and within walking distance to town centre shops, amenities, transport links and the sea front

**Note** Please note Sutton Kersh have not internally inspected the property.

**Ground Floor** Communal Entrance Hall, Stair Access

**Third Floor Flat** Entrance Hall, Open Plan Lounge/Kitchen/Diner, Two Bedrooms (Master with En Suite Shower Room), Bathroom/WC

**Outside** Allocated Parking Space

