





# TO LET





Flat 2, 23 Augusta Street, Llandudno ref: GEL156





# RENT - £550 pcm exclusive

Three bedrooms Second Floor Great location Recently decorated Double Glazed Bond £650

For further information, please contact us on 01492 868516 And see this property on our website at www.graysestates.co.uk

## Flat 2, 23 Augusta Street, Llandudno

The entrance door leads into the communal hallway where there are stairs to the second floor. Here there is a wooden door leading to the flat. The L shaped hallway comprises an electric storage heater in the hallway, audio intercom system, storage cupboard, doors to the rear bedroom, two front bedrooms, lounge, kitchen and bathroom.

## Lounge: 4.52m (max) x 5.02m (into bay) (14'10 x 16'5)

This wonderfully bright and airy lounge, with a large double glazed bay sash window with wooden panelling below, overlooking the distant hills, comprises an electric storage heater, telephone point, TV aerial point, cupboards housing the electric meters.



## Kitchen: 3.77m x 2.64m (12'4 x 8'8)

With linoleum flooring, this kitchen comprises a range of wall, base and drawer units, with a rolled edge worktop. It is partially tiled, and features a double glazed window to the rear, a stainless steel sink and drainer, plumbing for a washing machine, electric cooker, space for a fridge/freezer and a storage heater.



### Bathroom: 2.67m x 1.61m (8'9 x 5'3)

Comprising a hand wash basin inset to storage units, a white WC, bath with electric shower over, linoleum flooring, electric heater and a double glazed window to the rear.

# Bedroom 1: 4.31m (max) x 4.09m (max) (14'2 x 13'5) With a double glazed sash window, TV point, telephone

point and electric storage heater.



### Bedroom 2: 4.31m (max) x 3.71m (14'2 x 12'2)

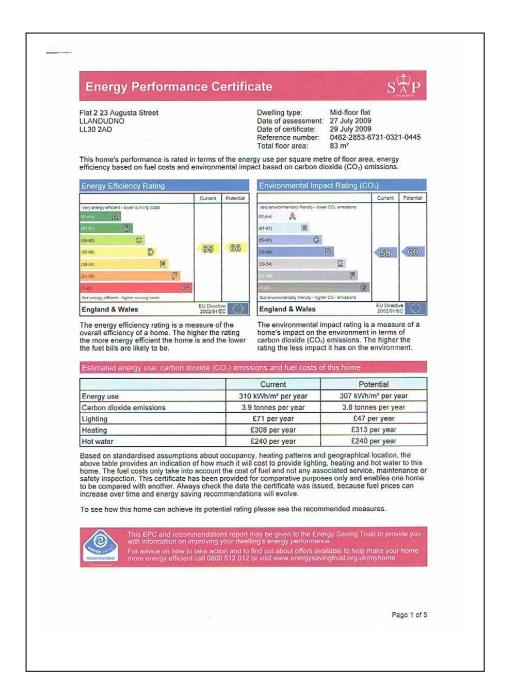
With a double glazed window to the rear and an electric storage heater.

#### Bedroom 3: 2.54m x 2.85m (8'4 x 9'4)

This bedroom has a double glazed sash window and an electric storage heater.

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## **EPC Page:**



#### Please note:

We have not tested any services, appliances or the central heating system. The presence of telephone points, television aerials and cables does not indicate a working system. The Landlord gives no warranty or guarantee in this regard and accepts no responsibility or liability.

### **Directions:**

From our office turn left and the door to number 23 will be seen on your left.

Please note that all measurements are approximate. For further information please contact us on 01492 868516. Whilst we endeavour to make our lettings particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we would be pleased to confirm and verify the information.