



STERLING

ESTATE AGENTS & VALUERS

**35 Bryn Onnen, Abergele
North Wales LL22 8DF**



Asking Price £305,000

35 Bryn Onnen, Abergele, North Wales LL22 8DF

Located at the end of a quiet cul-de-sac in a popular residential part of the town in private rear gardens, a **DETACHED 2 BEDROOM** brick built beneath an interlocking tiled roof. All in well presented order and with vacant possession the accommodation comprises **FRONT PORCH, HALL, LOUNGE, COMSERVATORY, KITCHEN BREAKFAST ROOM, SHOWER ROOM, DRIVEWAY & GARAGE, GARDENS FRONT & REAR, GAS C.H & DOUBLE GLAZING**. The bungalow is within walking distance to Abergele town with its many shops and leisure facilities, golf course, woodland walks and Gwrych Castle. The **A55 Expressway** can be accessed at Abergele and provides a quick commute along the North Wales coastline and beyond. **EPC D63 Potential B85 Ref CB7593**

Entrance Porch

Double glazed front door, exposed brick wall, glazed panel inner door to

Agents on 01492-534477 e mail
sales@sterlingestates.co.uk and web site
www.sterlingestates.co.uk

Hallway

Central heating radiator, coved ceilings, cloaks cupboard

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.

Lounge

15'5" x 11'9" (4.7 x 3.6)

Stone effect fireplace surround with marble back and hearth, electric fire, coved ceilings, central heating radiator

Conservatory

12'1" x 11'9" (3.7 x 3.6)

Lower walls brick built, windows double glazed, 7 sided room with access onto the rear gardens, central heating radiator

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.

Kitchen Breakfast Room

11'9" x 10'2" (3.6 x 3.1)

Stainless steel sink unit, oak style base cupboards and drawers with work top surfaces, central heating radiator, coved ceilings, inset ceiling lighting, fridge freezer built in washing machine, 4 ring gas hob unit and electric double oven, cooker extractor hood, wall units

Bedroom 1

12'9" x 10'9" (3.9 x 3.3)

Double glazed window, central heating radiator, coved ceilings

Bedroom 2

11'5" x 8'10" (3.5 x 2.7)

Fitted 6 wardrobe units, chest drawers, 5 top boxes, 2 single robes, double glazed bay window, coved ceilings

Shower Room

6'2" x 6'2" (1.9 x 1.9)

Quadrant shower cubicle and unit, tiled floor, vanity wash hand basin, w.c, double glazed, tiled walls, pelmet lighting, wall mirror, heated towel radiator

The Garage

18'8" x 10'2" (5.7 x 3.1)

Driveway at the side of the bungalow with double gates, to the GARAGE, electric up and over door, power & light laid on, personal door to gardens.

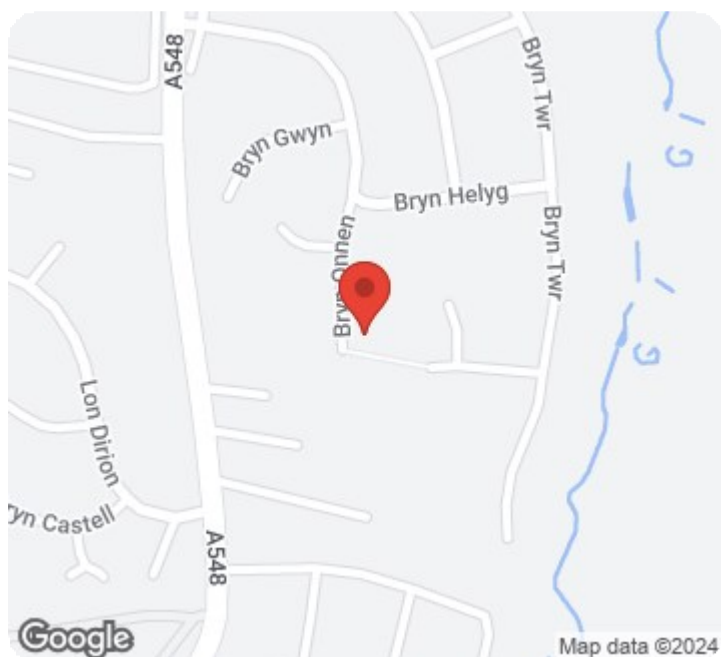
The Gardens

Private rear garden laid to lawn, patio area, timber fencing, pathways, ornamental front garden

AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate





Energy Efficiency Rating		Current	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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	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			
England & Wales		EU Directive 2002/91/EC	

AGENTS NOTES;

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