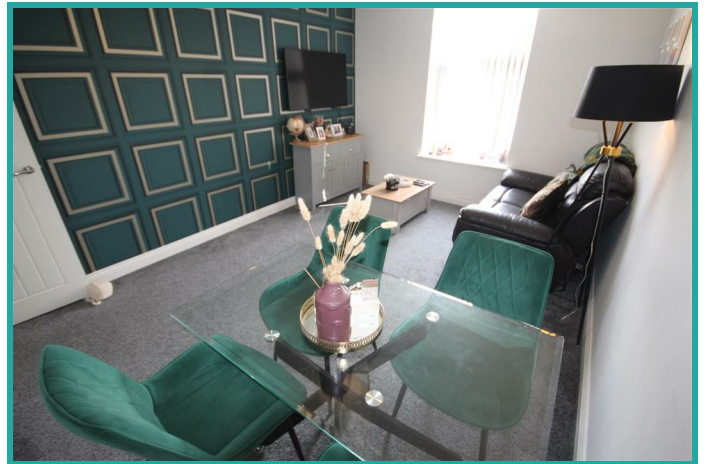




**STERLING**

ESTATE AGENTS & VALUERS

## Apartment 3 Dulas Arms Apartments, Llanddulas Abergele LL22 8HP



**Asking Price £165,000**

## Apartment 3 Dulas Arms Apartments, Llanddulas, Abergele LL22 8HP

Originally The Dulas Arms Hotel, the centre of village life, a superb development of APARTMENTS and TOWN STYLE HOUSES with allocated PARKING. Apartment 3 is in the original building superbly converted and fitted to an exceptionally high standard to provide a modern home ideal for a first time buyer, retirement or second home. From the side BALCONY TERRACE there are fine views out to the sea and coastline. Approached by a phone security system, from the communal hall the stairs lead to Apartment 3 and HALLWAY, BALCONY, LOUNGE, FITTED KITCHEN, 2 BEDROOMS, DOUBLE GLAZING, ELECTRIC HEATING, LEASEHOLD. The apartment is not far from Llanddulas village and access onto the main A55. Energy Rating 74c Potential 74C Ref CB7620

### Entrance

Double glazed front door and security phone entry system, Communal Hall, under stairs storage to Apartment 3, Stairs to First Floor

### Hall

Built in airing cupboard, radiator, double glazed french door onto the balcony

### Sun Balcony

Laid with artificial grass, wrought iron balustrading, panoramic sea views

### Lounge

15'6 x 10'4 (4.72m x 3.15m)

Double glazed window to front aspect, radiator

### Fitted Kitchen

8'11 x 8'5 (2.72m x 2.57m)

Stainless steel sink unit, range of grey base cupboards and drawers with wood grain style work tops, 4 ring electric hob unit, built in oven, cooker extractor hood, plumbing for washing machine, radiator, double glazed

### Bedroom 1

12'11 x 10'3 (3.94m x 3.12m)

Double glazed, central heating radiator

### Bedroom 2

10'2 x 9'9 (3.10m x 2.97m)

Presently used as a dressing room, double glazed, central heating radiator

### Shower Room

Double shower cubicle and unit, pedestal wash hand basin, w.c, radiator, tiled floor

### AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingstates.co.uk](mailto:sales@sterlingstates.co.uk) and web site [www.sterlingstates.co.uk](http://www.sterlingstates.co.uk)

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@sterlingstates.co.uk](mailto:sales@sterlingstates.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.sterlingstates.co.uk](http://www.sterlingstates.co.uk) or alternatively [www.guildproperty.co.uk](http://www.guildproperty.co.uk) These sites could well find a buyer for your own home.

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.





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		74	74
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		74	74
EU Directive 2002/91/EC			

**AGENTS NOTES;**

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