



Heath Glen 5 Daresbury Close
Llandudno, North Wales LL30 1AU

Asking Price **£365,000**



STERLING

ESTATE AGENTS & VALUERS

Built by Whelmar Homes some 45 years ago, a **DETACHED 4 BEDROOM HOUSE** and **GARAGE** located in the corner of this popular residential development. The house stands in private rear gardens within a short distance of local shops, primary school and health care facilities in Craig-y-Don. The promenade and sea front is nearby as is the park and Llandudno town centre. With vacant possession and no ongoing chain the accommodation comprises **HALL, LOUNGE, DINING ROOM, KITCHEN BREAKFAST ROOM, CONSERVATORY, 4 BEDROOMS** and **BATHROOM, GAS C.H** and **DOUBLE GLAZING**. Awaiting EPC Ref CB7671



Entrance Hall

2 Central heating radiators

Cloakroom

W.C, wash hand basin, heated towel radiator

Lounge

21'3" x 10'9" (6.5 x 3.3)

Dado rail, 2 central heating radiators, double glazed patio doors to rear gardens, coved ceilings, marble style fireplace and hearth with living flame gas fire, wide opening to the dining room

Dining Room

15'5" x 8'10" (4.7 x 2.7)

Coved ceilings, dado rail, double glazed window, central heating radiator

Kitchen Breakfast Room

12'1" x 9'6" (3.7 x 2.9)

Range of cream style base cupboards and drawers with brown work top surfaces, fridge freezer, built in dishwasher, 4 ring hob unit, built in electric oven, wall units, double glazed, part tiled walls, cooker extractor hood

Utility Room

Plumbing for washing machine, wall cupboard, gas central heating boiler

Conservatory

14'5" x 10'2" (4.4 x 3.1)

Brick lower walls, windows double glazed, electric radiator

First Floor

Stairway from the Hall to First Floor and Landing, built in cylinder airing cupboard

Bedroom 1

12'1" x 12'1" (3.7 x 3.7)

Wardrobe cupboard, 2 double glazed windows, central heating radiator

Bedroom 2

12'1" x 11'1" (3.7 x 3.4)

Double glazed, central heating radiator

Bedroom 3

9'6" x 9'2" (2.9 x 2.8)

Wardrobe cupboard, central heating radiator, 2 double glazed windows

Bedroom 4

9'2" x 6'10" (2.8 x 2.1)

Double glazed, central heating radiator

Bathroom

7'2" x 5'6" (2.2 x 1.7)

Oval bath, pedestal wash hand basin, w.c, heated towel radiator, walls in upvc, double glazed

Double Garage

Driveway off the cul-de-sac to the DOUBLE GARAGE built onto the side of the house with up and over door, power & light

The Gardens

The house is set in the corner of the cul-de-sac in private gardens laid to lawn, borders and hedges, side pathways, small front garden

AGENTS NOTE

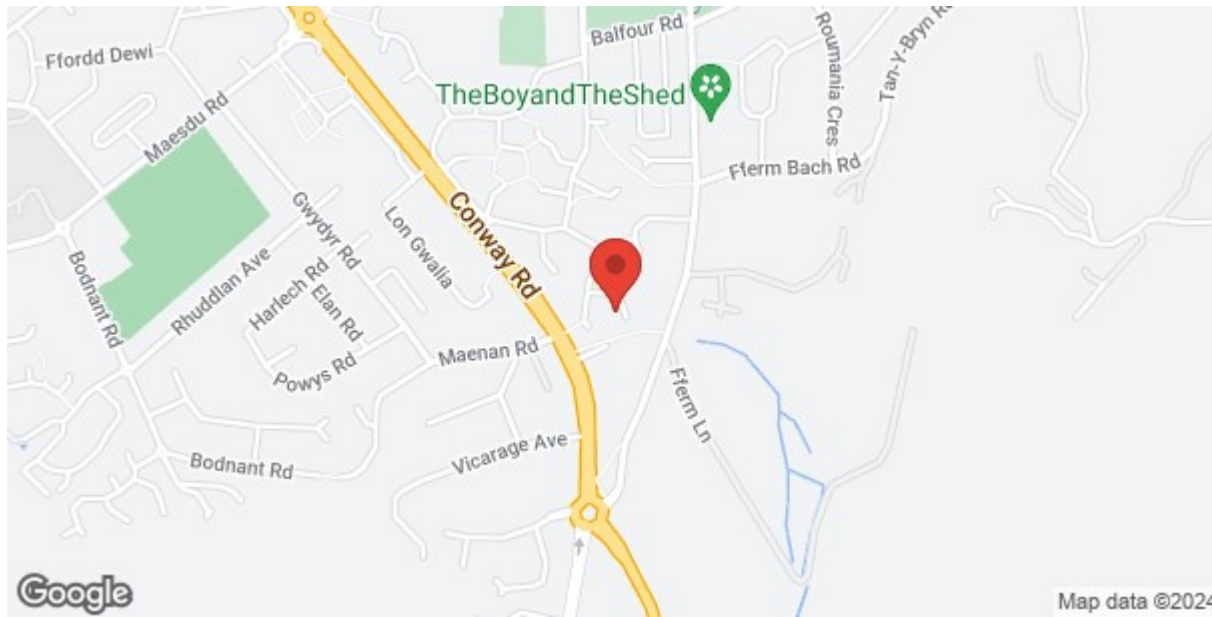
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and website www.sterlingestates.co.uk

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@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.

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.







AGENTS NOTES;

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Not energy efficient - Lower rating costs	Not energy efficient - Lower rating costs	Not environmentally friendly - Higher CO ₂ emissions	Not environmentally friendly - Higher CO ₂ emissions
101-120 kWh/m ² /year (A)	79	101-105 g/kWh (A)	
81-100 kWh/m ² /year (B)	61	106-115 g/kWh (B)	
61-80 kWh/m ² /year (C)		116-135 g/kWh (C)	
41-60 kWh/m ² /year (D)		136-155 g/kWh (D)	
21-40 kWh/m ² /year (E)		156-175 g/kWh (E)	
1-20 kWh/m ² /year (F)		176-200 g/kWh (F)	
Not energy efficient - Higher rating costs		Not environmentally friendly - Higher CO ₂ emissions	
England & Wales		England & Wales	

