



**STERLING**

ESTATE AGENTS & VALUERS

**31 Cae America, Llanfairfechan  
North Wales LL33 0SJ**



**£279,950**

## 31 Cae America, Llanfairfechan, North Wales LL33 0SJ

This modern style 3 BEDROOM SEMI DETACHED HOUSE is set in the corner of a quiet cul-de-sac providing plenty of off road parking and access to the LONG GARAGE. From the front and side elevations there is a pleasant outlook over the distant hillside and to Anglesey. In immaculate decorative order throughout and highly recommended for viewing the accommodation affords ENTRANCE PORCH - HALL - CLOAKROOM - LOUNGE - FITTED KITCHEN - LARGE DINING ROOM - REAR CONSERVATORY - GROUND FLOOR BEDROOM - FIRST FLOOR BEDROOMS 2 & 3 - MODERN BATHROOM & SHOWER. The house is gas centrally heated and windows double glazed. The gardens are a particular feature of the property, immaculately kept with lawns, colourful flower borders, golden gravel area. One of the nicest homes in the area. Energy Rating 64D Potential 78C Ref CB7738

### Front Porch

Double glazed front door, double glazed inner door

### Hall

Vinyl flooring in a brick design

### Lounge

16'0" x 12'5" (4.9 x 3.8)

Double glazed window to the front and aspect to the distant hillside, central heating radiator, marble fireplace and electric pebble design fire, coved ceilings, central heating radiator

### Dining Room

16'6" x 7'10" (5.05 x 2.4)

Laminate flooring, central heating radiator, double glazed patio doors to the conservatory

### Conservatory

10'9" x 7'10" (3.3 x 2.4)

Brick lower walls, windows double glazed, central heating radiator, access to the gardens

### Fitted Kitchen

12'5" x 7'10" (3.8 x 2.4)

Range of maple style base cupboards and drawers with black work top surfaces, stainless steel sink unit, built in dishwasher, wall units, 4 ring gas hob unit, built in electric oven, double glazed window to the front and aspect to the distant hillside, stainless steel cooker hood, larder cupboard, gas central heating boiler

### Cloakroom

W.C, wash hand basin, double glazed

### Ground Floor Bedroom

10'9" x 10'2" (3.3 x 3.1)

Double glazed, central heating radiator, 3 door mirror wardrobe

### First Floor

Stairway off the Lounge to First Floor

### Bedroom 2

13'5" x 8'10" (4.1 x 2.7)

Double glazed velux window. double door mirror wardrobe, central heating radiator

### Bedroom 3

11'1" x 7'6" (3.4 x 2.3)

Double glazed window to the side and distant views to Anglesey, roof void storage cupboard, central heating radiator, double door mirror wardrobe

### Modern Bathroom

7'6" x 5'2" (2.3 x 1.6)

Panel bath, shower unit and screen, pedestal wash hand basin, w.c, double glazed window, tiled walls, central heating radiator, linen cupboard

### Long Single Garage

23'7" x 9'6" (7.2 x 2.9)

Up and over door, power & light laid on, personal door

### The Gardens

These are a delightful feature of the property, very well kept and full of colour. Lawn at the front with flower borders, to the side the gardens widen and the front section is laid with golden gravel. Beyond is another lawn area which extends the full width of the garden, flower borders and shrubs, raised patio area and decking

### AGENTS NOTE

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





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		64	78
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		64	78
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**AGENTS NOTES;**

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