



**STERLING**

ESTATE AGENTS & VALUERS

**36 Ffordd Y Graig, Llanddulas  
Abergele LL22 8LY**



**£235,000**

## 36 Ffordd Y Graig, Llanddulas, Abergele LL22 8LY

Located at the top of the cul-de-sac from where there are far reaching views to the sea and coastline, a **DETACHED 3 BEDROOM DETACHED HOUSE and GARAGE**. In an elevated position not far from the village, Primary School and access onto the A55, this superbly updated and improved property is ready to walk into and has **NO ONGOING CHAIN**. Briefly the accommodation comprises **FRONT PORCH, HALL, GROUND FLOOR BATHROOM, LOUNGE, FITTED KITCHEN BREAKFAST ROOM, GROUND FLOOR BEDROOM 3 - FIRST FLOOR 2 MORE DOUBLE BEDROOMS**. Outside there are gardens to front and rear. Gas centrally heated and double glazed. EPC Rating 71C 84B Ref CB7742

### Entrance Porch

Double glazed patio doors

### Hall

Laminate flooring, central heating radiator, under stairs cupboard

### Ground Floor Bathroom

9'11" x 4'3" (3.03 x 1.3)

Oval bath and Triton shower unit, pedestal wash hand basin, w.c, heated towel radiator, double glazed, part tiled

### Lounge

16'5" x 10'9" (5.01 x 3.3)

Laminate flooring, central heating radiator, double glazed picture window to front aspect overlooking the coastal views, marble fireplace with living flame gas fire, coved ceilings, inset lighting

### Kitchen Breakfast Room

11'1" x 10'9" (3.4 x 3.3)

Stainless steel sink unit, range of grey base cupboards and drawers with wood strip style work top surfaces, double glazed, central heating radiator, laminate flooring, double glazed back door, 4 ring gas hob unit, built in electric oven, stainless steel cooker hood, wall units, Bosch microwave, pan drawers

### Ground Floor Bedroom 3

10'9" x 8'6" (3.3 x 2.6)

Or can be used as a dining room, double glazed, central heating radiator

### First Floor

Stairway from the Hall to First and Landing, double glazed, built in double door wardrobe cupboard

### Bedroom 1

11'9" x 9'10" (3.6 x 3.01)

Double glazed window to front aspect overlooking the sea and coastal views, central heating radiator, roof void cupboard

### Bedroom 2

10'9" x 10'5" (3.3 x 3.2)

Double glazed window, fitted double door wardrobe cupboards, dressing table inset, roof void cupboard, central heating radiator

### The Garage

Driveway leading to the built on **SINGLE GARAGE** with roller shutter door. Lawn garden at the front with flower borders. Rear garden has a decking area, patio, lawn and borders

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

### AGENTS NOTE





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		71	84
		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		73	84
		EU Directive 2002/91/EC	

**AGENTS NOTES;**

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