



**STERLING**

ESTATE AGENTS & VALUERS

**36 Lon Ffawydd, Abergele  
North Wales LL22 7DY**



**£249,950**

## 36 Lon Ffawydd, Abergele, North Wales LL22 7DY

Located on the level in a popular residential part of Abergele, a DETACHED 2 BEDROOM BUNGALOW which is larger inside than what appears externally. All in well presented order and ready for occupation the property briefly affords L SHAPED HALL, LARGE LOUNGE, 2 BEDROOMS, LARGE MODERN BATHROOM & SHOWER, FITTED KITCHEN, CONSERVATORY, DRIVEWAY & AMPLE PARKING, GAS C.H, DOUBLE GLAZING, GARDENS FRONT & REAR. Energy Rating D57 Potential C78. Council Tax Band D. The bungalow is not far from the town centre and Abergele Golf Club. Ref CB7762

### Entrance

Double glazed front door to

### L Shaped Hallway

Central heating radiator, laminate flooring, store cupboard, Inner Hall housing the gas central heating boiler

### Large Lounge

16'2 x 12'6 (4.93m x 3.81m)

Marble fireplace surround and hearth with living flame gas fire, double glazed window to front aspect and the side, central heating radiator, coved ceilings

### Long Modern Bathroom & Shower

11'6 x 6'1 (3.51m x 1.85m)

His n' Hers vanity wash hand basins, w.c, illuminated wall mirror, tiled walls, central heating radiator, panel bath, shower unit and screen, heated towel rail

### Kitchen

10'11 x 9'9 (3.33m x 2.97m)

Twin circular stainless steel sink unit, cream gloss style base cupboards and drawers, wood grain design work tops, wall units, double glazed door, built in dishwasher, 4 ring electric hob unit, stainless steel cooker hood, built in microwave and oven, part tiled walls, fridge freezer

### Bedroom 1

11'9 x 10 (3.58m x 3.05m)

Fitted 3 door wardrobe and 2 x 3 tier chest drawers, central heating radiator, coved ceilings

### Bedroom 2

10'6 x 9'11 (3.20m x 3.02m)

Double glazed window to front aspect, central heating radiator, coved ceilings

### Dining Conservatory

11'9 x 10' (3.58m x 3.05m)

Lower walls brick, windows double glazed, access to gardens, central heating radiator, slate tiled floor

### The Gardens

Large rear garden laid to lawn enclosed with fencing, concrete pathways, garden shed, patio, low maintenance front garden laid with chippings

### AGENTS NOTE

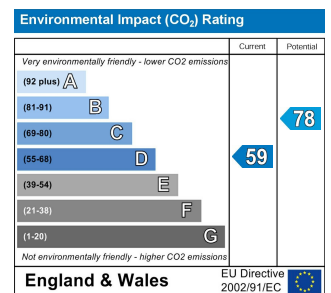
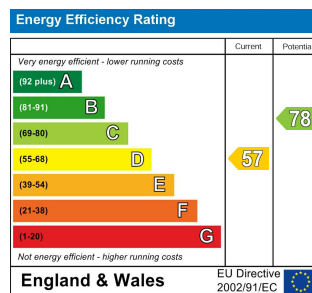
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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 These sites could well find a buyer for your own home.

PMA; WHEN WE WERE ASKED TO ARRANGE THIS SALE WE HAVE BEEN UNABLE TO VERIFY CERTAIN INFORMATION. IN PARTICULAR NONE OF THE SERVICES, BOUNDARIES, FITTINGS, TENURE AND APPLIANCES, WHERE APPLICABLE, HAVE BEEN TESTED/CHECKED. NO WARRANTIES OF ANY KIND CAN BE GIVEN. ACCORDINGLY PROSPECTIVE BUYERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

Market Appraisal; Should you be thinking of a move and





**AGENTS NOTES;**

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.

## No fee mortgage brokerage service

As a member of The Guild of Professional Estate Agents, Sterling Estates have access to The Guild of Professional Estate Agents Mortgage Services.

- NO FEE advice from the whole of the market
- Arrangement via phone, post and email
- Award winning service
- Best Buy deals updated daily
- Service available 7 days a week, 9.00am – 8.00pm  
 Mon-Thurs, 9.00am – 5.30pm Fri-Sat, 10.00am – 4.00pm Sun



**t: 01492 534477**

**www.sterlingestates.co.uk**

**YOUR HOME OR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

The FSA does not regulate most buy to let mortgages.

The Guild of Professional Estate Agents Mortgage Services is provided by London & Country Mortgages Ltd, Beazer House, Lower Bristol Rd, Bath, BA2 3BA who are authorised and regulated by the Financial Services authority, FSA number 143002