



STERLING

ESTATE AGENTS & VALUERS

**Celyn 9 Whinacres, Conwy
North Wales LL32 8ET**



£275,000

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Located within walking distance of the historic castle town of Conwy, Ysgol Aberconwy and Marina, a 3 BEDROOM SEMI DETACHED HOUSE set back from the road in private gardens and ample OFF ROAD PARKING. The accommodation provided is surprisingly spacious inside, the former garage is now the KITCHEN and SUN ROOM has been built onto the rear elevation. From the PORCH and HALL is the CLOAKROOM, DINING ROOM and LARGE REAR LOUNGE. Upstairs is the BATHROOM & SHOWER. The house is gas centrally heated and windows double glazed. Conwy has a variety of retail outlets, hotels, library and several places of interest and Conwy golf course is nearby. EPC Rating D64 Potential B84 Ref CB7765

Double Glazed Entrance Porch

Double glazed inner door to Hall,

Cloakroom

W.C, wall cupboard, Potterton gas central heating boiler

Large Lounge

17'4" x 11'9" (5.3 x 3.6)

At the rear of the house featuring a stone fireplace and side plinth for tv, gas fire, coved ceilings, 2 wall lights, central heating radiator, dado rail

Extended Brick Sun Room

11'9" x 8'10" (3.6 x 2.7)

Dado rail, central heating radiator, double glazed patio doors to rear gardens

Dining Room

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

Central heating radiator, dado rail, double glazed window

Fitted Kitchen

15'8" x 7'2" (4.8 x 2.2)

Single drainer sink unit, plumbing for washing machine, range of white base cupboards and drawers with black work top surfaces, wall cupboards, 4 ring electric hob unit, built in electric oven, cooker extractor hood, part tiled walls, Vent Axia extractor fan, double glazed window to private front garden aspect

First Floor

Stairway from the Hall to First Floor and Landing, double door airing cupboard

Bedroom 1

11'9" x 10'5" (3.6 x 3.2)

Double glazed, central heating radiator, coved ceilings, fitted 4 door wardrobe unit and 2 x 3 tier chest drawers

Bedroom 2

10'5" x 9'2" (3.2 x 2.8)

Double door wardrobe, double glazed, central heating radiator

Bedroom 3

9'2" x 6'9" (2.8 x 2.08)

Double glazed, central heating radiator

Bathroom

6'7" x 6'7" (2.03 x 2.02)

Oval bath, shower taps, central heating radiator, w.c, mosaic tiled walls, double glazed, shower cubicle and unit

Outside

Thee house is set well back from the road and has a long

driveway with ample off road parking, established flower beds and shrubs ensures some privacy from the road, Garden Shed. Outside Garden Store off the rear elevation. The back garden is ornamental with gravel pathways, rockery bed, Garden Shed, decking area, water feature, again enjoying a good degree of privacy

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		68	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(81-91) B		69	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

AGENTS NOTES;

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