



STERLING

ESTATE AGENTS & VALUERS

**Trigfa Glyd 19 Tyn Y Coed Road, Llandudno
North Wales LL30 2QA**



£295,000

Trigfa Glyd 19 Tyn Y Coed Road, Llandudno, North Wales LL30 2QA

Set in private gardens to the front, sheltered from the road, a DETACHED DOUBLE FRONTED 3 BEDROOM HOUSE with Courtyard, Stores and long tiered rear gardens. On the popular Great Orme the rear garden extends from the house with steps leading up to the natural rock-line. Brick built with pebble dashed elevations beneath a slate roof the accommodation comprises SMALL HALL, LIVING ROOM, DINING ROOM, KITCHEN BREAKFAST ROOM, 3 BEDROOMS and BATHROOM. The house is gas centrally heated and some of the windows double glazed. To the side of the house is the driveway with OFF ROAD PARKING. Council Tax Band E. Freehold. EPC 44E Potential 82B. Ref CB7769

Small Hall

Dining Room

13'5" x 10'2" (4.1 x 3.1)

Central heating radiator, coved ceilings, central heating radiator

Living Room

13'5" x 11'5" (4.1 x 3.5)

Tiled open coal fireplace, cupboards in alcove, central heating radiator, under stairs cupboard

Kitchen Breakfast Room

17'0" x 9'6" (5.2 x 2.9)

Stainless steel sink unit, plumbing for washing machine, double glazed window, Vailant gas central heating boiler, fitted base cupboards and drawers with wood strop effect work top surfaces, wall cupboards, larder cupboard, central heating radiator, door to outside

First Floor

Stairway off the Hall to First Floor

Bedroom 1

14'1" x 11'9" (4.3 x 3.6)

Double aspect room, central heating radiator, hill views, double door cupboard

Bedroom 2

14'1" x 10'2" (4.3 x 3.1)

Central heating radiator

Bedroom 3

9'10" x 8'2" (3.02 x 2.5)

Central heating radiator, wardrobe cupboard, cylinder airing cupboard

Bathroom

6'7" x 5'6" (2.02 x 1.7)

Cast bath, shower taps, wash hand basin, w.c, double glazed, tiled walls, central heating radiator, Dimplex heater, top cupboards

Outside

Sheltered courtyard at the back of the house with 2 stores and covered store, plus outside toilet. Long side garden and private garden at the front with small fish pond and lawn. The rear garden is long and tiered with steps leading up to the top where the garden borders onto the natural rockline. Driveway at the side of the house with off road parking. 2 Outside store and cupboard store, outside w.c

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.

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.





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		EU Directive 2002/91/EC	
		44	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
		66	82

AGENTS NOTES;

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