



**STERLING**

ESTATE AGENTS & VALUERS

**Maes Glas , Glan Conwy  
North Wales LL28 5LE**



**£235,950**

## Maes Glas , Glan Conwy, North Wales LL28 5LE

Set in private gardens above the A470, just off the Black Cat Corner roundabout a DETACHED 3 BEDROOM HOUSE with GARAGE & PARKING located on the outskirts of the village within easy access onto the A55 expressway. With vacant possession and NO ONGOING CHAIN the extended accommodation affords HALL, CLOAKROOM, THROUGH LOUNGE & DINING ROOM, CONSERVATORY, KITCHEN BREAKFAST ROOM, BATHROOM, GAS C.H, DOUBLE GLAZING,. Energy Rating E49 Potential C77. Council Tax Band E. Freehold. Ref CB7768

### Entrance Hall

Double glazed front door to Hall, central heating radiator, meter cupboard, double glazed, coved ceilings

### Cloakroom

W.CF, wash hand basin, boiler cupboard housing the gas central heating boiler, tiled floor

### Lounge

15'2 x 12 (4.62m x 3.66m)

Double glazed bay window to front aspect, fireplace surround with electric fire, coved ceilings, central heating radiator, archway to dining room

### Dining Room

10'4 x 8'7 (3.15m x 2.62m)

Central heating radiator, coved ceilings, double glazed front door to conservatory

### Conservatory

11'1 x 8'10 (3.38m x 2.69m)

Lower walls brick, windows double glazed, access to gardens

### Kitchen Breakfast Room

14'10 x 11'9 (4.52m x 3.58m)

Range of white base cupboards and drawers with black work top surfaces, stainless steel sink unit, plumbing for washing machine, double glazed window and french doors to front balcony terrace, tiled floor, breakfast bar, central heating radiator, 4 ring gas hob unit, built in oven, cooker extractor hood, wall units, inset ceiling lighting, larder unit, Rear Porch and cupboard

### First Floor

#### Bedroom 1

11'11 x 10 including alcoves (3.63m x 3.05m including alcoves)

Double glazed, central heating radiator

#### Bedroom 2

9'6 x 9'1 (2.90m x 2.77m)

Double glazed, central heating radiator

#### Bedroom 3

8' x 7'3 (2.44m x 2.21m)

Double glazed, central heating radiator, built in cupboard

### Shower Room

Double shower cubicle and unit.. pedestal wash hand basin, w.c, double glazed, central heating radiator, linen cupboard

### The Garage

17'4 x 11'6 (5.28m x 3.51m)

Single Garage with electric up and over door, power & light, car parking bay

### The Gardens

The front garden is approached by steps up to the terraced garden, laid to lawn with borders, fruit trees, flagged patio terrace and stone balustrading. The rear garden is on two levels laid with patio slabs enclosed by boundary walls, Brick Store

### 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		49	77
		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		57	77
		EU Directive 2002/91/EC	

**AGENTS NOTES;**

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