



**STERLING**

ESTATE AGENTS & VALUERS

## 6 Llysfaen Station Terrace, Llanddulas Abergele LL22 8HY



**£184,500**

## 6 Llysfaen Station Terrace, Llanddulas, Abergelle LL22 8HY

Just one of 6 Houses located off the old dual carriageway on the approach to Llanddulas Village. A SEMI DETACHED HOUSE brick built beneath a slate roof set in large gardens to the side and a private courtyard at the back of the house. Built onto the side of the house is an EXCELLENT LIVING CONSERVATORY, there is a SINGLE GARAGE, 2 DRIVEWAYS providing plenty of OFF ROAD PARKING as well as the gardens. From the ENTRANCE PORCH is a SMALL HALL, LOUNGE with 'Triplex Grate' FITTED GALLEY STYLE KITCHEN, FIRST FLOOR 2 BEDROOMS, BATHROOM. Heating is by an electric heat-source system. Council Tax Band C, Freehold. Energy Rating 65D Potential 100-111A

### Entrance

Front Porch, tiled floor, oak inner door to Small Hall

### Lounge Living Room

14'1" x 12'1" (4.3 x 3.7)

Featuring a cast triplex grate by Baxendale of Liverpool, central heating radiator

### Fitted Galley Kitchen

17'8" x 6'9" (5.4 x 2.08)

Grey cupboards and drawers, wood strip tops, plumbing for washing machine, tiled floor, stainless steel sink unit, built in dishwasher, under stairs cupboard

### Excellent Conservatory

15'5" x 12'5" (4.7 x 3.8)

Brick lower walls, windows double glazed, 2 double glazed doors

### First Floor

Stairway off the Hall to First Floor

### Bedroom 1

15'1" x 8'10" (4.6 x 2.7)

Electric heat-source electric heating boiler, 2 central heating radiator

### Bedroom 2

10'2" x 8'2" (3.1 x 2.5)

Secondary glazed, distant sea views, 2 central heating radiators

### Bathroom

8'10 x 7'6 (2.69m x 2.29m)

Shaped bath, Galaxy shower unit, central heating radiator, w.c, pedestal wash hand basin, secondary glazed window and distant sea views

### Outside

Driveway leading to the SINGLE GARAGE with up and over door, power and light laid on, stocked strawberry bed in front of the house. To the side of the garage is extra of road parking, lawn area, additional driveway and garden, Timber Shed. At the back of the house is a walled courtyard in two sections, open brick store and tool 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	
	Potential
Very energy efficient - lower running costs	100
(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	65
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	100
(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	67
England & Wales	EU Directive 2002/91/EC

**AGENTS NOTES;**

Viewing Arrangements By appointment with Sterling Estate Agents on **01492-534477**  
 e mail [sales@sterlingstates.co.uk](mailto:sales@sterlingstates.co.uk) and web site [www.sterlingstates.co.uk](http://www.sterlingstates.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@sterlingstates.co.uk](mailto:sales@sterlingstates.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.sterlingstates.co.uk](http://www.sterlingstates.co.uk) or alternatively [www.guildproperty.co.uk](http://www.guildproperty.co.uk) These sites could well find a buyer for your own home.