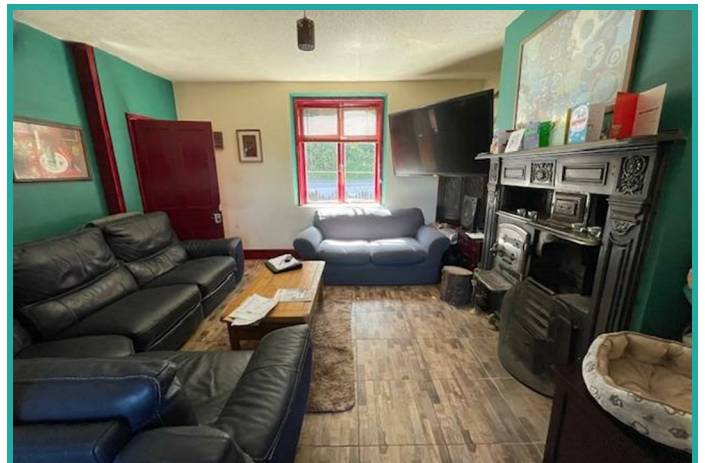
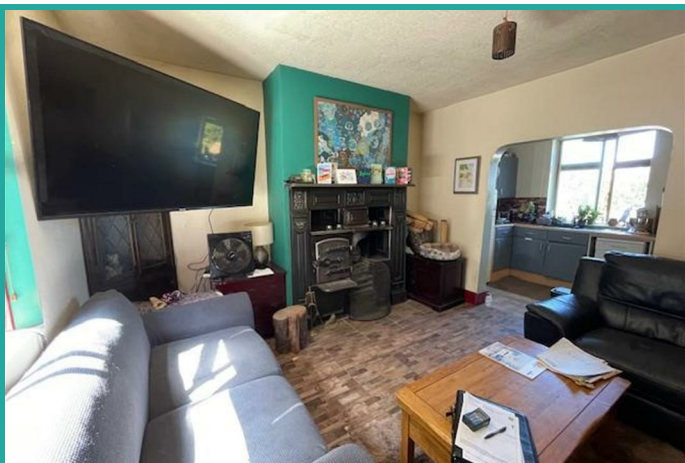


**6 Llysfaen Station Terrace, Llanddulas
Abergele LL22 8HY**



£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

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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		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		
England & Wales		
	EU Directive 2002/91/EC	

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

AGENTS NOTES;

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