



STERLING

ESTATE AGENTS & VALUERS

**2 Trem Afon, Glan Conwy
North Wales LL28 5SY**



£269,500

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A beautifully presented DETACHED 3 BEDROOM BUNGALOW & DOUBLE GARAGE in a cul-de-sac off the A470 in the West End part of the village. At the end of the cul-de-sac there are lovely views over the Conwy Estuary and surrounding hills. Improved and upgraded over the years by the present owner and ready to walk into, the interior has been tastefully decorated and appointed which must be viewed to fully appreciate. The accommodation briefly affords HALL, LOVELY LOUNGE with french doors, FITTED KITCHEN BREAKFAST ROOM, LARGE LAUNDRY ROOM, CLOAKROOM, MODERN SHOWER ROOM, GARDENS FRONT & REAR, GAS C.H, DOUBLE GLAZING. Glan Conwy is a popular village alongside the estuary where there is a Primary School, Local Store a Public House and Hairdressing Salon. The village is a short distance to the A55 expressway and the large towns of Llandudno and Colwyn Bay. Energy Rating 67D Potential 84B. Council Tax Band TBC. Freehold Ref CB7785

Entrance

Open Porch off the side elevation, double glazed front door to Hallway, 'Victorian' style central heating radiator, coved ceilings, cloaks cupboard

Lounge

16'7" x 12'5" (5.06 x 3.8)

Double glazed french doors leading onto the front garden, distant estuary views, coved ceilings, 2 'Victorian' style central heating radiators, white marble effect fireplace surround with black inset, living flame gas fire

Fitted Kitchen Breakfast Room

13'9" x 8'2" (4.2 x 2.5)

Single drainer sink unit, 4 ring electric hob and built in oven, range of grey design, base cupboards and drawers with marble effect work top surfaces, 2 double glazed windows, cooker extractor hood, larder cupboard, built in fridge freezer, central heating radiator, dishwasher

Large Utility Room

8'10" x 6'10" (2.7 x 2.1)

Stainless steel sink unit, gas central heating boiler, plumbing for washing machine, double glazed window and back door, central heating radiator, store cupboard

Cloakroom

W.C, wash hand basin, half panelled walls, double glazed

Bedroom 1

11'1" x 10'2" (3.4 x 3.1)

Victorian style central heating radiator, double glazed

Bedroom 2

9'10" x 8'6" (3.01 x 2.6)

Victorian style central heating radiator, double glazed

Bedroom 3

11'5" x 7'6" (3.5 x 2.3)

Double glazed window, central heating radiator

Shower Room

Walk in double shower cubicle and unit, Victorian style central heating radiator, double glazed window, w.c, wash hand basin, part panelled walls in a marble effect

The Garage

At the front of the bungalow is a 2 CAR GARAGE each with up and over doors and parking space

The Gardens

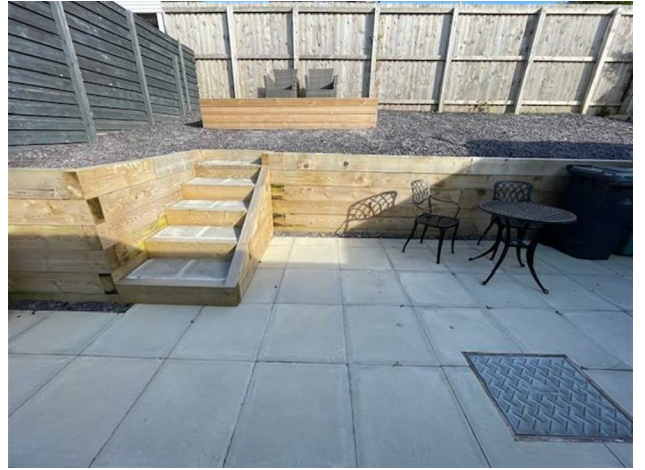
Low maintenance rear garden with a paved patio area, raised slate chipping area supported by timber sleepers, lawn garden at the front with flower borders

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.

AGENTS NOTE





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(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			
(69-80) C		71	
(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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