



**4 Gofer Farm**  
**St George, Abergele LL22 9SE**

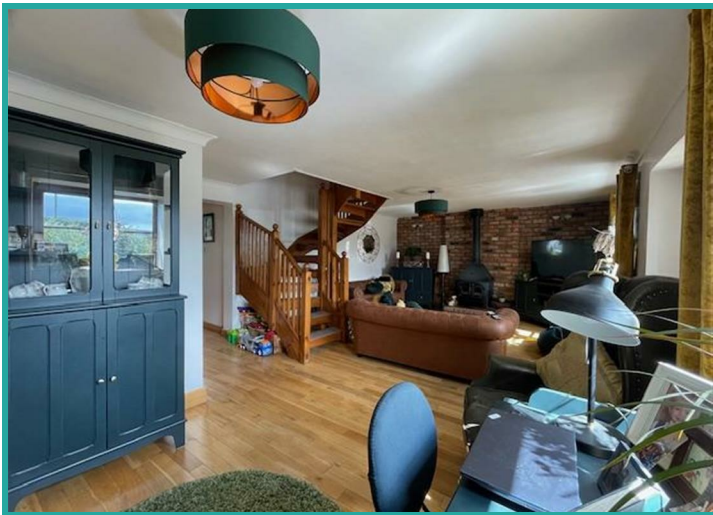
**£315,000**



**STERLING**

ESTATE AGENTS & VALUERS

A superbly Extended and transformed 3 BEDROOM COTTAGE HOME of immense character and style. The interior is surprisingly spacious extending to some 140 sq. metres and an internal inspection is strongly advised. A huge extension has been built onto the rear elevation which comprises the LARGE FAMILY LIVING ROOM KITCHEN featuring a 'Cathedral' style pine ceiling and access onto the lovely private and sunny COURTYARD GARDEN. the extension also comprises a UTLITY ROOM. Double fronted in design there is the FRONT PORCH leading into the LARGE OPEN PLAN LIVING ROOM DINING ROOM, GROUND FLOOR BEDROOM & EN SUITE SHOWER. UPSTAIRS THERE ARE 2 DOUBLE BEDROOMS & BATHROOM. In front of the cottage is a PARKING SPACE and at the back a GARAGE and USEFUL STORE. Occupying a semi rural location the cottage is not far from Abergele town centre, Golf Driving Range and access onto the A55. Energy Rating 68D Potential 78C. Council Tax Band D. Freehold Red CB7786



## Entrance

Canopy Porch, double glazed front door to

## Large Impressive Lounge Dining

26'2" x 14'9" (8 x 4.5)

Featuring a log burner on a raised brick hearth, 2 double glazed windows, oak flooring, 2 central heating radiators, lovely country views

## Superb Extended Fitted Family Kitchen Living Room

25'3" x 18'4" (7.7 x 5.6)

A particular feature of this room are the pitched 'Cathedral' style ceilings in pine with 3 double glazed velux roof windows and double glazed french doors into the private sunny courtyard gardens, allowing plenty of natural light to flood in. The kitchen is fitted with a range of light oak base cupboards and drawers, work top surfaces, built in freezer and Swan microwave, Hotpoint oven and ceramic hob unit, cooker extractor hood, wall units, corner stainless sink unit, pan drawers, wood burner, underfloor heating

## Laundry Room

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

Plumbing for washing machine, tiled floor, gas central heating boiler, stable door

## Ground Floor Bedroom

16'6" x 10'9" (5.03 x 3.3)

Oak flooring, double glazed, central heating radiator, pitched 'Cathedral' style ceiling in pine, double glazed velux window

## En Suite

6'9 x 5 (2.06m x 1.52m)

Quadrant shower cubicle and spa shower, heated towel rail, tiled floor, w.c, wash hand basin

## First Floor

Stairway off the Lounge to First Floor and Landing

## Bedroom 2

16'4" x 12'1" (5 x 3.7)

Double glazed window and velux roof light, oak flooring, central heating radiator

## Bedroom 3

13'5" x 6'10" (4.09 x 2.1)

Double glazed window, central heating radiator, 4 mirror door wardrobe cupboard, oak flooring

## Bathroom

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

Jacuzzi bath and shower, tiled floor and walls, double glazed, w.c, heated towel radiator, pedestal wash hand basin

## Outside

Well stocked front garden with flowering plants and bushes, OFF ROAD PARKING SPACE. A communal private driveway runs past the cottage to the rear where there is plenty of further parking and turning space. There is a SINGLE GARAGE 4.6m x 2.1m with double doors, power & light laid on. Stone Garden Store 3.4m x 3.2m. A personal gate leads to the private an sunny courtyard garden with flower borders, trellis and timber sleepers

## 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

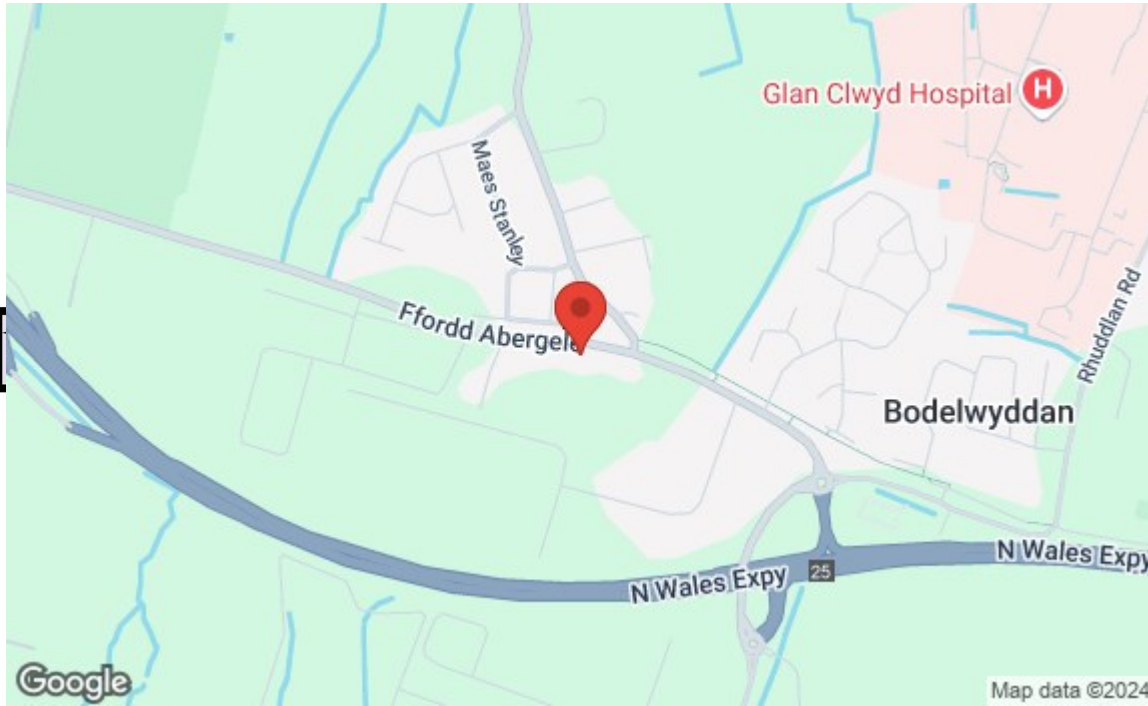
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statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.







**AGENTS NOTES;**

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 These sites could well find a buyer for your own home.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
92-100 A	92-100 A	10-15 A	10-15 A
81-91 B	81-91 B	16-20 B	16-20 B
69-80 C	69-80 C	21-25 C	21-25 C
55-68 D	55-68 D	26-30 D	26-30 D
39-54 E	39-54 E	31-35 E	31-35 E
21-38 F	21-38 F	36-40 F	36-40 F
1-20 G	1-20 G	41-45 G	41-45 G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

