



STERLING

ESTATE AGENTS & VALUERS

**1 Caradog Place, Deiniolen
Caernarfon LL55 3HS**



£139,950

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A surprisingly spacious END TERRACED 2 BEDROOM HOUSE and OFF ROAD PARKING situated centrally within the rural village of Deiniolen, just around the corner from the local Cost-cutter Store. Local bus services run through the village and the neighbouring towns of Bangor and Caernarfon about 8/9 miles away. From the front elevations there are fine views to the mountains of the Eryri National Park. Council Tax Band B, Energy Rating 17G Potential 65D, Freehold. Ref CB7782

Entrance Porch

Double glazed front door to POrch, inner door to Hall, laminate flooring, central heating radiator

Lounge

17'0" x 11'1" (5.2 x 3.4)

Double glazed front window, central heating radiator, coved ceilings, fireplace surround with LPG living flame gas fire, 2 arched alcoves

Dining Room

15'8" x 9'11" (4.8 x 3.03)

Central heating radiator, laminate flooring, under stairs cupboard, arched display alcove

Kitchen

16'0" x 7'2" (4.9 x 2.2)

Stainless steel sink unit, double glazed window and door, maple style base cupboards and drawers with grey work top surfaces, plumbing for washing machine, larder cupboard

First Floor

Bedroom 1

16'8" x 10'0" (5.1 x 3.07)

Built in wardrobe cupboard, 2 double glazed window, central heating radiator

Bedroom 2

11'5" x 8'10" (3.5 x 2.7)

Double glazed, central heating radiator

Bathroom

8'2" x 7'2" (2.5 x 2.2)

Built in airing cupboard and the LPG central heating boiler, panel bath, pedestal wash hand basin, w.c, double glazed window, part tiled walls, central heating radiator, fitted shower

Outside

Small front garden, patio rear garden and useful brick store. Car parking space at the back of the garden, access off Back New Street

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		65
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		65
EU Directive 2002/91/EC		

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