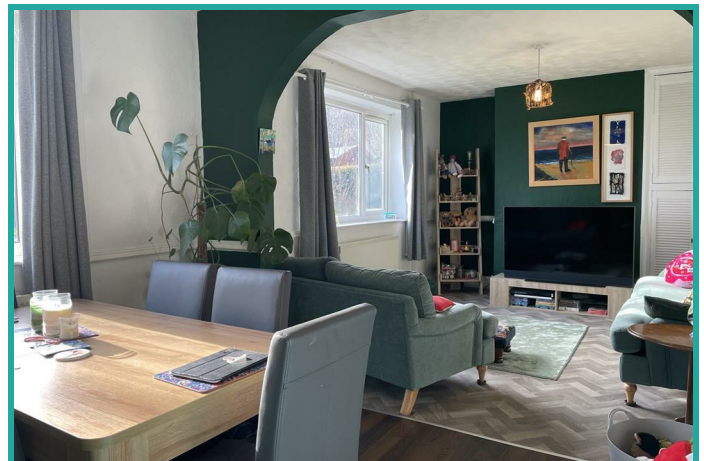
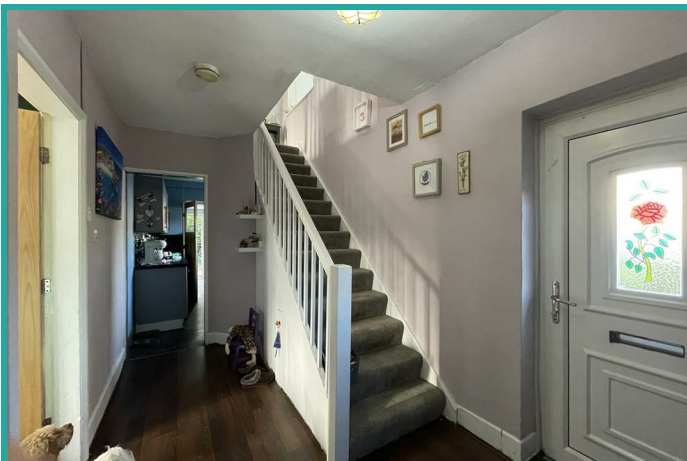


**22 Hendy, Tal-y-Bont
Conwy Valley LL32 8JQ**



£189,950

22 Hendy, Tal-y-Bont, Conwy Valley LL32 8JQ

In the charming village of Tal-Y-Bont, this SEMI DETACHED HOUSE offers a perfect blend of comfort and scenic beauty. With 3 WELL PROPORTIONED BEDROOMS, this property is ideal for families seeking a peaceful retreat in the picturesque Conwy Valley. From the main hallway is the LARGE OPEN PLAN THROUGH LOUNGE & DINING ROOM that provides ample space for relaxation and entertaining. Off the KITCHEN is a useful UTILITY ROOM and BOILER ROOM. The large rear gardens are a standout feature, offering a wonderful outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the tranquil surroundings. There are lovely distant hill views, allowing you to appreciate the natural beauty that envelops this lovely location. Situated conveniently between Llanrwst and Conwy and other local amenities, you will find yourself well-connected while still enjoying the serenity of village life. Tenure Freehold. Council Tax Band C. Awaiting EPC Ref CB7864

Entrance

Double glazed front door to Hall

Hall

14'9" x 6'10" (4.5 x 2.1)

Central heating radiator, laminate flooring

Large Through Lounge and Dining Room

23'3" x 10'9" (7.1 x 3.3)

Double door louvre cupboard, dado rail, 2 double glazed windows, 2 central heating radiators, brick fireplace

Kitchen

10'0" x 6'10" (3.07 x 2.1)

One and a half stainless steel sink unit, double glazed, wall and base cupboards, back work top surfaces

Utility Room

8'6" x 5'10" (2.6 x 1.8)

Double glazed back door, plumbing for washing machine and dishwasher

Boiler Room

5'10" x 5'6" (1.8 x 1.7)

Air source heating system and water cylinder, double glazed

First Floor

Stairway off the Hall to First Floor and Landing, double glazed, central heating radiator

Bedroom 1

13'3" x 10'9" (4.05 x 3.3)

Double glazed window to rear garden aspect and the distant hill views, central heating radiator

Bedroom 2

11'5" x 10'9" (3.5 x 3.3)

Double glazed window to rear garden aspect and the distant hill views, central heating radiator

Bedroom 3

8'6" x 7'2" (2.6 x 2.2)

Double glazed, central heating radiator

Shower Room

6'10" x 5'6" (2.1 x 1.7)

Double shower cubicle ad unit, vanity wash hand basin, w.c, double glazed, heated towel radiator, upvc walls

Outside

Large lawned rear gardens having an open aspect and lovely distant hill views, ornamental front garden

Clause, the purchaser must be resident in the County of Conwy or within a 30 mile radius (within Wales) for a minimum of 3 years, please ask the agents for more information.

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

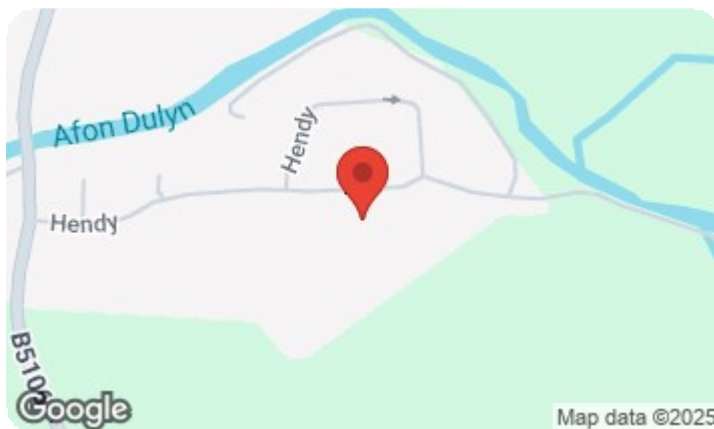
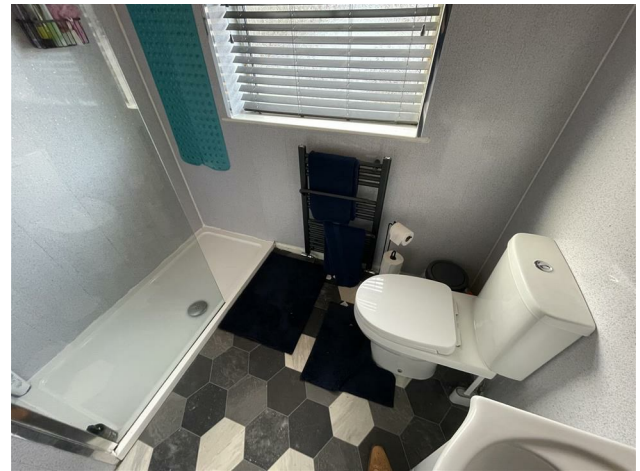
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many 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.

AGENTS NOTE

The property is subject to a Section 157 Local Occupancy






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


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			
		61	78

England & Wales

EU Directive 2002/91/EC

**AGENTS NOTES;**

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.

THE GUILD OF PROFESSIONAL ESTATE AGENTS

Guild Conveyancing Services

Conveyancing
Partners
 Conveyancing

'The process of moving the legal ownership of property or land from one person to another'
(Cambridge Dictionary)

PROBATION
Approved

The key benefits of our service are:-

- Experienced conveyancers large enough to cope, and small enough to care
- No Sale No Fee and a fixed, transparent charge
- A team of dedicated staff whom you will personally know who is dealing with
- Your case and who to contact
- No need to visit their office, as it can all be done via post or e-mail
- On line tracking of your case so you can keep up to date 24/7
- Conveyancers you can TRUST

So why not call us today on 01462 594477 or alternatively send an email to selling@sterlingestates.co.uk

Selling Extra Agents
 25 Conway House, Conway Rd, LL29 7AA, United Kingdom
 Telephone: 01462 594477

STERLING
ESTATES

 **NOW OFFER RECOMMENDATION ON**

FREE FREE mortgage advice service

TO SMOOTH THE HOUSE SELLING AND BUYING PROCESS ON YOUR BEHALF

Provided by the UK's Largest Independent FREE Mortgage Broker

Provided by
The UK's Largest
Independent FREE
Mortgage Broker

The UK's Mortgage Service is provided to you by the UK's largest independent mortgage broker, LoC. We are authorised and regulated by the Financial Conduct Authority, our licence number is 560630.

• **FREE FREE** advice from across the market
 • Arrangement via phone, post and email
 • Award winning service
 • Best Buy deals updated daily
 • Service available 7 days a week,
 Monday – Thursday 9.00am – 8.00pm
 Friday 9.00am – 5.00pm,
 Saturday 9.00am – 5.00pm, Sunday 10.00am – 4.00pm

Provided by qualified advisers with
 extensive expertise who can assist with:

- First time buyers
- Home movers
- Buy-to-let purchasers
- Remortgages

t:0800 0731945