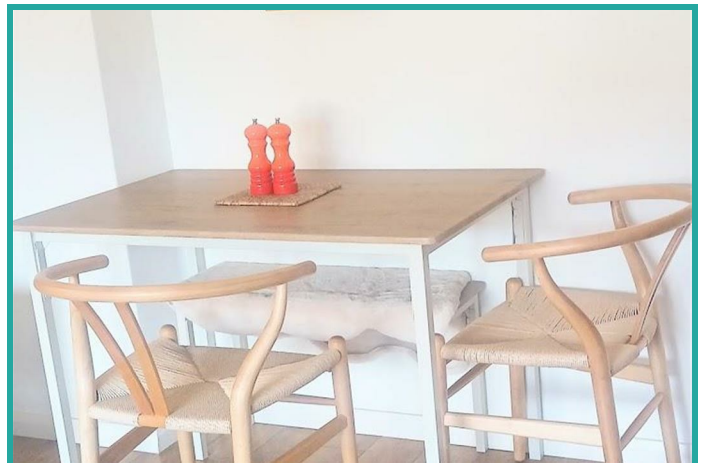


**41 Clifton Rise, Abergele
LL22 7DL**



£198,000

41 Clifton Rise, Abergele, LL22 7DL

This delightful SEMI DETACHED BUNGALOW offers a perfect blend of comfort and style occupying a level position within easy reach of Abergele Town Centre. With 2 well proportioned BEDROOMS, this property is ideal for small families, couples, or those seeking a peaceful retreat. The immaculate and tasteful interior is designed to create a warm and inviting atmosphere, making it easy to feel at home from the moment you step inside. The bungalow features a SPACIOUS RECEPTION ROOM, perfect for relaxing or entertaining guests, MODERN BATHROOM and FITTED KITCHEN. One of the standout features of this property is the lovely private ornamental garden, providing a serene outdoor space to enjoy the beauty of nature. The garden is an ideal spot for gardening enthusiasts or simply unwinding with a good book. Additionally, the property has a SINGLE GARAGE and parking for up to three vehicles, ensuring that you and your guests will never have to worry about finding a space. The views to the wooded hillside add a picturesque backdrop to this charming residence, enhancing the overall appeal of the location. Council Tax Band C, Tenure Freehold, Energy Rating 73C Potential 89B CB8094

Entrance

Double glazed front door to Porch, Inner door to

sales@sterlingestates.co.uk and web site
www.sterlingestates.co.uk

Hall

Central heating radiator

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.

Lovely Lounge

17'6 x 11'3 (5.33m x 3.43m)

Double glazed window to front aspect, central heating radiator, oak style flooring, coved ceilings, shelving in alcoves

Kitchen

9'9 x 8'10 (2.97m x 2.69m)

Stainless steel sink unit, base cupboards and work top surfaces, 2 double glazed windows, central heating radiator, cooker extractor hood

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.

Rear Porch

Gas central heating boiler

Bedroom 1

13'4 x 11'3 (4.06m x 3.43m)

Double glazed, central heating radiator, wardrobe cupboard

MOBILE & BROADBAND CONNECTION

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. More information. The table shows the predicted broadband services in your area.

Standard 16 Mbps 1 Mbps
Good Superfast 80 Mbps 20 Mbps
Good Ultrafast 1800 Mbps 220 Mbps

Bedroom 2

10'6 x 8'10 (3.20m x 2.69m)

Central heating radiator, 2 double glazed windows

Modern Bathroom

6'3 x 5'5 (1.91m x 1.65m)

Panel bath, shower unit, vanity wash hand basin, w.c, double glazed, tiled walls, heated towel radiator

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

The Garage

15'6 x 8 (4.72m x 2.44m)

Driveway at the side of the bungalow leading to the concrete sectional SINGLE GARAGE with double doors, pebble dashed elevations

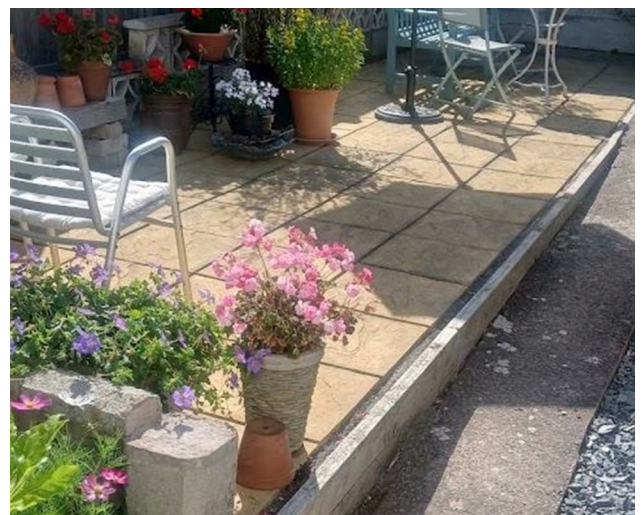
EE- Good outdoor, variable in-home
O2- Good outdoor
Three-UK Good outdoor
Vodafone_ Good outdoor, variable in-home

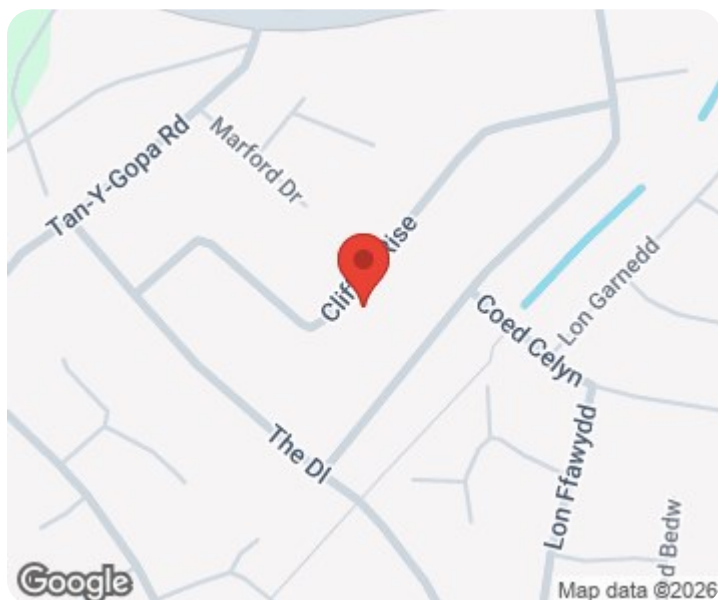
The Gardens

The gardens are a lovely feature of the bungalow, ornamental for ease of maintenance with crushed slate chippings and paved areas. The garden at the back of the bungalow enjoys the sun for most of the day and is enclosed by panel fencing. The garden is an ideal spot for gardening enthusiasts or simply unwinding with a good book. The views to the wooded hillside add a picturesque backdrop to this charming residence, enhancing the overall appeal of the location.

AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		73	
(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			89
(81-91) B			
(69-80) C		75	
(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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