STERLING
ESTATE AGENTS & VALUERS



5 Y Gelli, Llanddulas, Abergele LL22 8HQ

Asking Price £159,950

A mews style END of ROW 2 BEDROOM HOUSE in a small cul-de-sac just off the centre of the village. With vacant possession and NO ONGOING CHAIN the accommodation briefly affords ENTRANCE & STORE, HALL, KITCHEN, LOUNGE DINING, CONSERVATORY, 2 BEDROOMS, EN SUITE SHOWER, MAIN BATHROOM, GARDENS & PARKING, GAS C.H, DOUBLE GLAZING. The house is within easy reach of Llanddulas Primary School and access onto the A55. The neighbouring towns of Abergele and Colwyn Bay are both a short drive away. Tenure Freehold Council Tax and C. EPC 67D Potential 74C Ref CB7980







33 Conway Road, Colwyn Bay, LL29 7AA
Tel: 01492 534 477 | sales@sterlingestates.co.uk | www.sterlingestates.co.uk

Entrance & Store

Hall
Cloaks cupboard and built in cupboard housing the gas central heating boiler

Kitchen
7'6" x 7'2" (2.3 x 2.2)
Double glazed leaded window to front aspect, single drainer sink unit, wall and base cupboards, black work top surfaces, stainless steel cooker hood, 4 ring gas hob unit, built in oven, plumbing for washing machine

Lounge & Dining Room
14'9" x 13'9" (4.5 x 4.2)
Double glazed leaded window, coved ceilings, light oak style fireplace surround, marble back and hearth, living flame gas fire

Conservatory Extension
12'1" x 9'10" (3.7 x 3)
Brick lower walls, windows double glazed, access to rear garden

First Floor
Landing, double glazed

Bedroom 1
10'2" x 10'2" (3.1 x 3.1)
Double glazed window to rear elevation, central heating radiator, double door wardrobe cupboard

En Suite Shower Room
Shower unit, w.c, wash hand basin

Bedroom 2
10'2" x 6'10" (3.1 x 2.1)
Double glazed leaded window to front aspect, central heating radiator, fitted 4 louvre door wardrobe unit and top cupboards

Bathroom
6'2" x 5'10" (1.9 x 1.8)
Panel bath, shower taps, pedestal wash hand basin, w.c, double glazed leaded window, central heating radiator, tiled walls, shaver point

Outside
Lawn at the front with borders, flagged rear garden on two levels, Car parking space at the top of the cul-de-sac. Long stretch of garden opposite the house, could provide additional car parking if required.,

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

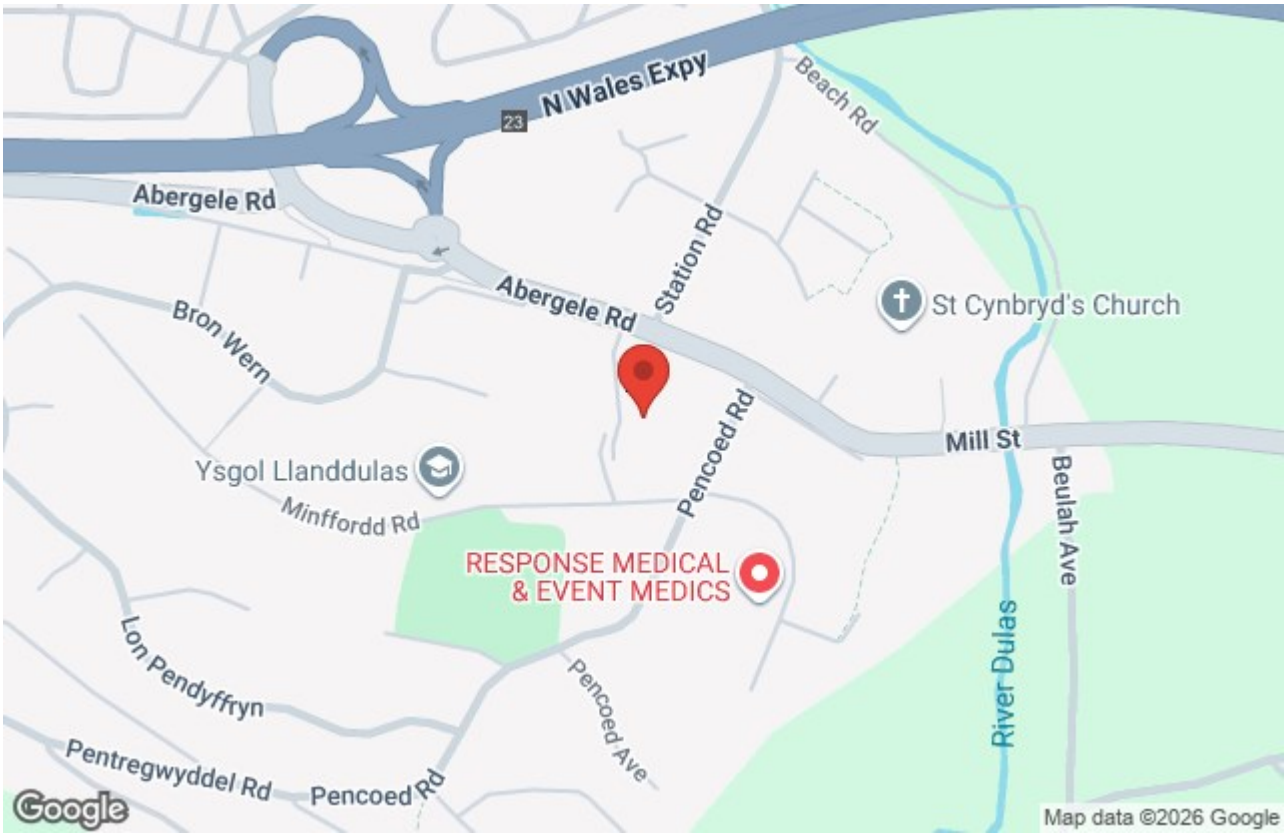
PMA; WHEN WE WERE ASKED TO ARRANGE THIS SALE WE HAVE BEEN UNABLE TO VERIFY CERTAIN INFORMATION. IN PARTICULAR NONE OF THE SERVICES, BOUNDARIES, FITTINGS, TENURE AND APPLIANCES, WHERE APPLICABLE, HAVE BEEN TESTED/CHECKED. NO WARRANTIES OF ANY KIND CAN BE GIVEN. ACCORDINGLY PROSPECTIVE BUYERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

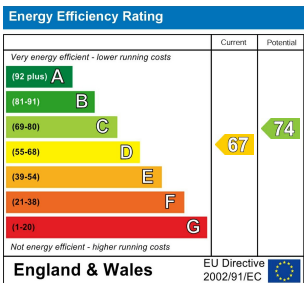


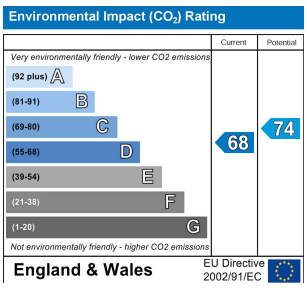












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