



**STERLING**

ESTATE AGENTS & VALUERS

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



**£140,000**

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

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 POorch, 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](http://www.sterlingestates.co.uk) or alternatively [www.guildproperty.co.uk](http://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                    |                         |
|---|-------------------------|
|   | 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                                    | 17                      |
| Not energy efficient - higher running costs |                         |
| <b>England &amp; Wales</b>                  | <b>65</b>               |
|   | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|
|   | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92 plus) A   |                         |
| (81-91) B   |                         |
| (69-80) C   |                         |
| (55-68) D   |                         |
| (39-54) E   |                         |
| (21-38) F   |                         |
| (1-20) G  | 39                      |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| <b>England &amp; Wales</b>                                      | <b>65</b>               |
|   | EU Directive 2002/91/EC |

**AGENTS NOTES;**

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