



Minffordd Cottage Minffordd Road  
Abergele, North Wales LL22 8EW

Asking Price £399,500



**STERLING**  
ESTATE AGENTS & VALUERS

A fantastic opportunity to acquire a highly versatile COTTAGE RESIDENCE of appeal, understood to be originally three properties, set in private gardens. The property is located at the end of the road from where there are glorious views over the village, to the sea and coastline. Of immense character the interior of the property retains some of its 'olde wolde' charm and affords ENTRANCE PORCH - HUGE FITTED KITCHEN DINING ROOM with beamed ceilings, INNER HAALL to LIVING ROOM, LARGE SUN ROOM, UTILITY ROOM & W.C. On the First Floor there are 3 BEDROOMS and BATHROOM. Outside there is a CAR PORT, SINGLE GARAGE and useful LOFT HOBBIES ROOM & SHOWER above. The property is not far from the centre of the village and access onto the A55. Energy Rating D55 Potential B84. Ref CB7640



### Entrance Porch

Double glazed front door

### Huge Fitted Kitchen Diner 24'3" x 16'0" (7.4 x 4.9)

Originally two rooms with beamed ceilings 2 central heating radiators, double glazed leaded windows overlooking the distant coastal views, natural stone exposed wall, range of black gloss style base cupboards and drawers with grey work top surfaces, island unit and breakfast bar, double bowl sink unit, 4 ring gas hob unit, double oven, matching wall units, cooker extractor hood

### Rear Hall

Double glazed

### Living Room 17'0" x 10'9" (5.2 x 3.3)

'Hole in the Wall' living fame gas fire, 2 double glazed windows each with louvre shutters, 4 double glazed windows with fitted blinds, 2 central heating radiator, double glazed velux

### Sun Room Conservatory 19'0" x 10'2" (5.8 x 3.10)

Lower walls brick, windows double glazed, slate tiled floor, double glazed patio doors and french doors to garden

### Utility Room 13'1" x 12'4" (4 x 3.77)

A triangular shaped room, central heating radiator, double glazed, fitted cupboard

### Cloakroom

W.C, wash hand basin, double glazed

### First Floor

Stairway off the kitchen diner to first floor and Landin, 2 central heating radiators, double glazed window

### Bedroom 1 11'9" x 9'2" (3.6 x 2.8)

Double glazed leaded window

### Bedroom 2 10'5" x 9'2" (3.2 x 2.8)

Double glazed leaded window, central heating radiator, wardrobe recess, natural stone fireplace and dog grate

### Bedroom 3 9'6" x 6'2" (2.9 x 1.9)

Double glazed, central heating radiator

### Bathroom

A triangular shaped room, Panel bath, pedestal wash hand basin, w.c, central heating radiator, double glazed window, inset ceiling lighting, shower taps,

### The Garage 16'6" x 8'9" (5.03m x 2.67m)

Wide driveway at the side of the property with off road parking and covered Car Port, Single Garage with electric roller shutter door, power and light, double glazed personal door

### Loft Hobbies Room 16'6" x 8'9" (5.03m x 2.67m)

2 double gazed windows, double glazed velux window, shower cubicle and unit, w.c, wash hand basin, tiled walls

### The Gardens

Wide ornamental garden in the front. Private sunny rear garden with patio areas, lawn, flowering shrubs, greenhouse, timber decking, hedges, pathways lead around the gardens, external stairs to loft room above the garage

### AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and website 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 NOTES;**

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