



STERLING

ESTATE AGENTS & VALUERS

4 Dulas Apartments Abergele Road, Llanddulas Abergele LL22 8HP



£189,950

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Formerly the site of the Dulas Arms now expertly converted into stunning homes of style and appeal. Apartment 4 comprises a deceptively spacious FIRST and SECOND FLOOR DUPLEX APARTMENT tastefully decorated and appointed throughout and highly recommended for viewing. From the rear elevations and BALCONY TERRACE there are glorious views out to the sea and coastline. Entered via a door security entry system and stairs to the first floor level the accommodation briefly affords HALLWAY with access onto the BALCONY, LARGE BATHROOM and BEDROOM. On the upper level is the L SHAPED LANDING, LOUNGE, KITCHEN, BEDROOM and BATHROOM. Outside there are 2 car parking spaces. The property is double glazed and heating is by an air source heat system. Just off the old dual carriageway, Llanddulas village and Primary School is nearby, also access onto the A55. Tenure Leasehold for 999 years from 1 January 2020, Energy Rating 71C, Council Tax Band A. Ref CB8071.

Entrance Hall

Cloaks recess, central heating radiator, double glazed velux window

Balcony Terrace

11'9 x 11'7 (3.58m x 3.53m)

Lovely sitting area with composite decking and glass balustrading overlooking the sea and coastline views

Bedroom 1

14'5 x 10'7 (4.39m x 3.23m)

An L shaped room, double glazed, central heating radiator

Bathroom

13'5 x 8'4 (4.09m x 2.54m)

Beautifully appointed, panel bath, pedestal wash hand basin, w.c, central heating radiator, tiled walls and floor, quadrant shower cubicle and unit

Upper Level

L Shaped Landing, double glazed, built in airing cupboard and boiler, central heating radiator

Lounge

15'10 x 10'9 (4.83m x 3.28m)

Double glazed window overlooking the sea views, central heating radiator

Kitchen

12'6 x 8'11 (3.81m x 2.72m)

Range of white gloss style base cupboards and drawers with wood grain design work tops, single drainer sink unit, breakfast bar, central heating radiator, 4 ring electric hob unit, electric oven and cooker extractor hood, plumbing for washing machine

Bedroom 2

14'2 x 7'2 (4.32m x 2.18m)

Double glazed, central heating radiator

Bathroom

7'6" x 7'3" (2.29m x 2.21m)

Panel bath, pedestal wash hand basin, wc, tiled walls and floor, central heating radiator

Outside

To the side of the driveway there are 2 allocated CAR PARKING SPACES

AGENTS NOTE

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.

OFCOM MOBILE & BROADBAND

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.

EE- Good outdoor and in-home

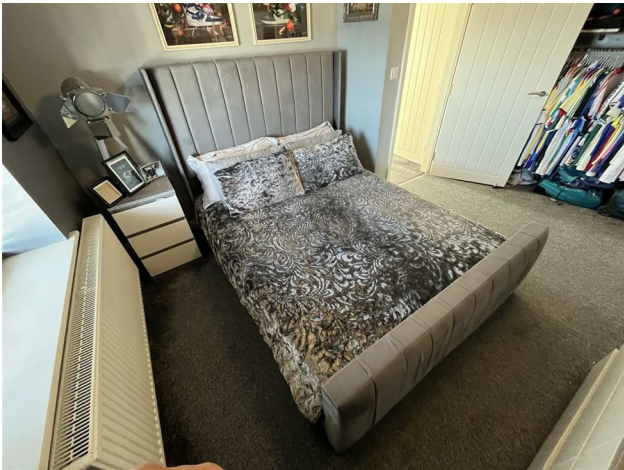
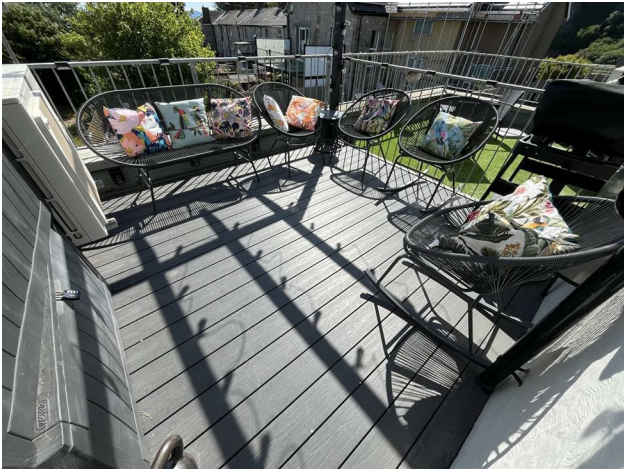
O2- Good outdoor and in-home

Three- Good outdoor

Vodafone_ Good outdoor and in-home

Broadband Speeds Standard 3 Mbps 0.5 Mbps Good Superfast 73 Mbps 18 Mbps Good Ultrafast 1800 Mbps 220 Mbps





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	71
(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		71	71
(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	

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