



STERLING

ESTATE AGENTS & VALUERS

**12 Station Road, Llanddulas
Abergele LL22 8HD**



£249,500

12 Station Road, Llanddulas, Abergele LL22 8HD

Set back from the road with plenty of off road parking an INTEGRAL GARAGE, a modern style 3 BEDROOM SEMI DETACHED HOUSE. The property is located in a convenient position for the village and local Primary School and is on the approach road to the beach. Brick built with part rendered elevations beneath a tiled roof the accommodation comprises PORCH, CLOAKROOM, HALL, LARGE DOUBLE ASPECT LOUNGE, KITCHEN, CONSERVATORY, SHOWER ROOM, GARDENS FRONT & REAR, GAS C.H, DOUBLE GLAZING. Tenure Freehold, Council Tax Band C. Energy Rating 67D Potential 74C. CB8025

Entrance Porch

Double glazed front door to L shaped porch, personal door to garage

Cloakroom

W.C, wash hand basin

Hall

Central heating radiator, plumbing for washing machine, under stairs cupboard

Lounge

22'9" x 11'5" (6.93m x 3.48m)

Fireplace surround with marble back and hearth, living fame gas fire, 2 double glazed windows, 2 central heating radiators

Conservatory

13'7" x 7' (4.14m x 2.13m)

Lower walls brick, windows double glazed, access to rear gardens

Kitchen

9'9" x 9'7" (2.97m x 2.92m)

Range of cream design base cupboards and drawers and wood strip style work top surfaces, built in dishwasher, 4 ring electric hob unit, pan drawers, splash back, stainless steel cooker hood, central heating radiator, double glazed and back door, wall cupboards, Belling double oven

First Floor

Walk in cylinder airing cupboard

Bedroom 1

13'1" x 11'7" (3.99m x 3.53m)

Double glazed, central heating radiator

Bedroom 2

11'7" x 9'5" (3.53m x 2.87m)

Double glazed, central heating radiator

Bedroom 3

9'4" x 7'3" (2.84m x 2.21m)

Double glazed, distant hill views, 5 door wardrobe unit, central heating radiator

Shower Room

9'2" x 5'10" (2.8 x 1.8)

Walk in shower and unit, double glazed, central heating radiator. w.c, wash hand basin, tiled wall

Integral Garage

16'10" x 8'11" (5.13m x 2.72m)

Up and over door, power & light, gas central heating boiler

Outside

Flagged rear garden enclosed by fencing, sunny and private, long lawn garden at the front

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.



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Approximate Gross Internal Area = 118.4 sq m / 1274 sq ft
(Including Garage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating		Current	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			
Not energy efficient - higher running costs			
England & Wales		67	74
		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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		68	74
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