

**3 Lon Pendyffryn, Llanddulas
North Wales LL22 8JQ**



£289,500

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In an elevated position on Lon Pendyffryn, Llanddulas, this MODERN STYLE DETACHED HOUSE offers a delightful blend of comfort and style. With 4 well-proportioned BEDROOMS UPSTAIRS, plus a versatile former garage that now serves as an ADDITIONAL RECEPTION ROOM or BEDROOM 5, this property is perfect for families or those seeking extra space. From the ENTRANCE PORCH is the HALL and DOUBLE ASPECT LOUNGE that provide ample space for relaxation and entertaining. There is a LARGE DINING KITCHEN which leads into a CONSERVATORY on the rear elevation overlooking the views which are a standout features of this home is its breath-taking sea views which overlook the sea and coastline. The tiered stocked gardens are a true delight, offering a serene outdoor space for gardening enthusiasts or simply a peaceful area to unwind and enjoy the coastal scenery. Access to Llanddulas Village is only a short distance away, also the A55 expressway. Tenure Freehold, Council Tax Band E. Awaiting EPC. Ref CB8105

Entrance Porch

Double glazed front door to Hall central heating radiator, under stairs cupboard, laminate flooring

Cloakroom

W.C and wash hand basin

Large Lounge

18'0" x 13'2" (5.5 x 4.02)

Double aspect room, 2 central heating radiators, 2 wall lights, marble style fireplace and electric fire, coved ceilings

Fitted Kitchen Dining Room

20'0" x 7'10" (6.1 x 2.4)

Slate effect tiled floor, stainless steel sink unit, range of white base cupboards and drawers, black work top surfaces, built in dishwasher, double glazed window overlooking the fine coastal views and back door, central heating radiator, coved ceilings, 4 ring electric hob unit, built in oven, wall cupboards, stainless steel cooker hood, fridge freezer and larder unit

Excellent Conservatory

20'4" x 8'2" (6.2 x 2.5)

Brick lower walls, windows double glazed overlooking the rear gardens and the fine sea and coastal views, base cupboard, 2 double door larder cupboard

Study or Play Room

16'8" x 9'6" (5.1 x 2.9)

Formerly the garage now a useful multi purpose room, double glazed, central heating radiator

First Floor

Stairway off the Hall to First Floor and Landing, built in cylinder airing cupboard

Bedroom 1

18'3 x 9'6 (5.56m x 2.90m)

Double aspect room, double glazed, fine sea and coastal views, 2 radiators, laminate flooring

Bedroom 2

13'5 x 8'10 (4.09m x 2.69m)

Double glazed window overlooking the fine views, central heating radiator, wardrobe cupboard, coved ceilings

Bedroom 3

13'2 x 8'10 (4.01m x 2.69m)

Double glazed window to the front, central heating radiator, coved ceilings

Bedroom 4

9' x 6'11 (2.74m x 2.11m)

Double door louvre wardrobe, central heating radiator, double glazed

Shower Room

9'11 x 5'8 (3.02m x 1.73m)

Walk in double shower cubicle and unit, upvc walls, pedestal wash hand basin, w.c, double glazed, heated towel radiator

Outside

Driveway with off road parking. The gardens are tiered at the back with patio, wicket fencing, flowering trees and shrubs, lower lawn, paved steps, Garden Shed

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.

MOBILE & BROADBAND CONNECTION

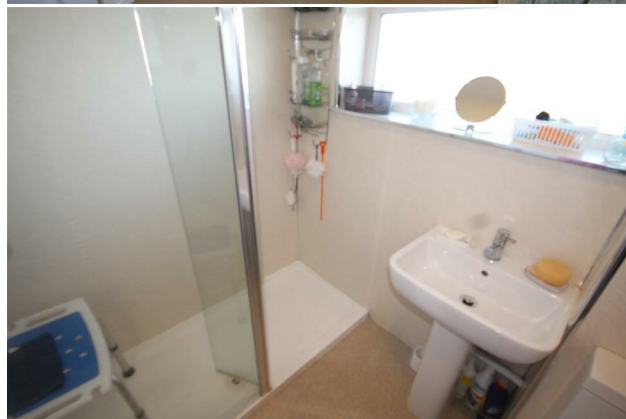
The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. More information. The table shows the predicted broadband services in your area.

Standard 4 Mbps 0.5 Mbps
Good Superfast 80 Mbps 20 Mbps
Good Ultrafast 1800 Mbps 220 Mbps

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
O2- Good outdoor and in-home
Three-UK Good outdoor and in-home
Vodafone_Good outdoor, variable in-home





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	
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	
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