

**Hill View 11 Maes Gogor, Llansannan
Denbigh LL16 5LJ**



£365,000

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Located in a quiet cul-de-sac enjoying an open aspect from the rear gardens, a deceptively spacious DETACHED 4 BEDROOM FAMILY HOME. The property has been re-configured over the years to include 2 more bedrooms from the original garage, a large CONSERVATORY has been built onto the rear elevation and from the hall there is a staircase leading up to a LARGE LOFT HOBBIES ROOM measuring 29' x 7'. Another feature of the property are the views over the playing fields and hillside. SOLAR PANELS. Llansannan is a rural village and community in Conwy County Borough, Wales. It lies on the bank of the River Aled and is about 8 miles to the south of Abergele and 9 miles (14 km) to the west of Denbigh. Tenure Freehold. Awaiting Council Tax. EPC TBC Ref CB8107

Entrance & Hall

23'0" x 4'7" (7.02 x 1.4)

Open Porch, double glazed front door to HALL oak flooring, central heating radiator, coved ceilings, double doors to stairs up to the hobbies room

Lounge

16'8" x 16'7" (5.1 x 5.07)

Stone fireplace and hearth with living flame gas fire, double glazed window and french doors, coved ceilings, central heating radiator

Conservatory

21'7" x 7'2" (6.6 x 2.2)

Central heating radiator, oak flooring, central heating radiator, 3 double glazed french doors leading onto the rear gardens

Kitchen Breakfast Room

15'6" x 9'3" (4.72m x 2.82m)

Range of white base cupboards and drawers with speckled design work top surfaces, wall units, splash back, stainless steel cooker hood, upvc walls, plumbing for washing machine, central heating radiator, dishwasher, peninsular unit and single drainer sink unit

Bedroom 1

11'3" x 10'9" (3.43m x 3.28m)

Double glazed window, central heating radiator, built in wardrobes with 5 doors, top cupboards, dressing table

En Suite Shower Room/Steam Room

8'6" x 5'4" (2.59m x 1.63m)

Vanity wash hand basin, w.c, heated towel radiator, double glazed, quadrant shower cubicle and unit

Bedroom 2

11'3" x 10'2" (3.43m x 3.10m)

Double glazed central heating radiator

Family Bathroom

8'10" x 7'6" (2.7 x 2.3)

Oval jacuzzi bath, w.c, vanity wash hand basin, double glazed, heated towel radiator, upvc walls, airing cupboard

Inner Hall

Worcester central heating boiler

Bedroom 3

12'1" x 4'11" (3.7 x 1.5)

Double glazed, central heating radiator

Bedroom 4

11'9" x 7'10" (3.6 x 2.4)

Double glazed, central heating radiator

Loft Hobbies Room

29'2" x 7'2" (8.9 x 2.2)

Central heating radiator, 2 double glazed velux windows, range of 18 roof void storage cupboards and display units

Outside

The front garden has a centre pathway with planters and lawn either side. The rear garden consists of flowering trees and shrubs, large decking area on two levels overlooking the open aspect, Greenhouse

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

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- Variable outdoor

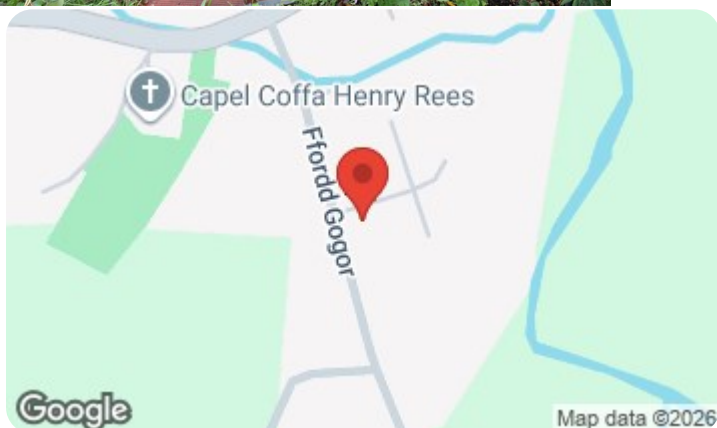
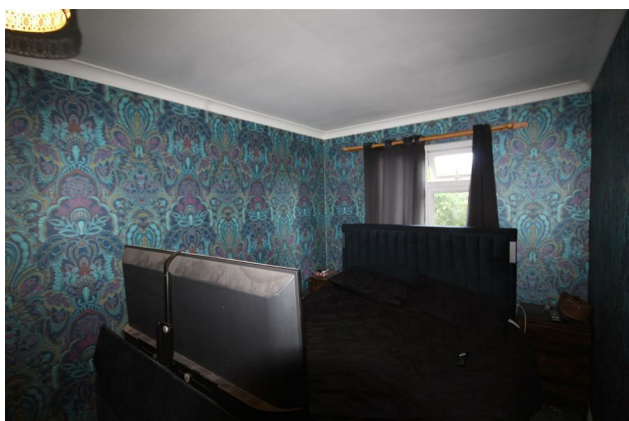
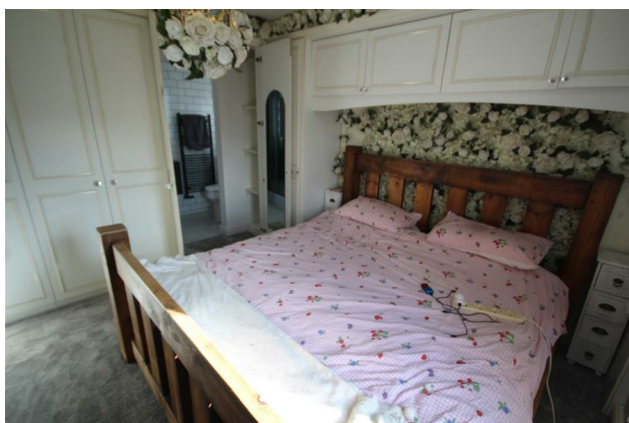
O2- Good outdoor, variable in-home

Three-UK Good outdoor and in-home

Vodafone_Good outdoor

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 18 Mbps 1 Mbps Good Superfast 71 Mbps 16 Mbps Good Ultrafast -Not available





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	41	45
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	45	45
EU Directive 2002/91/EC		

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