



**STERLING**

ESTATE AGENTS & VALUERS



## **6 Cae Derw, Llandudno Junction, North Wales LL31 9AR**

**£209,500**

A traditional style 3 BEDROOM SEMI DETACHED HOUSE in a popular location not far from Ysgol Awel y Mynydd, Parc Cae Derw, the village amenities and mainline Railway Station. The property has a wide frontage with driveway, Off Road Parking and GARAGE. With NO ONGOING CHAIN the accommodation briefly affords FRONT PORCH, HALL, LOUNGE, DINING ROOM, KITCHEN, SHOWER ROOM, SEPARATE W.C, REAR GARDEN, GAS C.H, and DOUBLE GLAZING. USEFUL OUTBUILDINGS. Council Tax Band C, Tenure Freehold, Energy Rating 69C Potential 82B. Ref CB7977



### Front Porch

Double glazed front door and inner door to

### Hall

Central heating radiator, under stairs cupboard

### Lounge

11'5" x 11'1" (3.5 x 3.4)

Double glazed window to front aspect, central heating radiator, coved ceilings, log effect gas fire

### Dining Room

15'1" x 10'9" (4.6 x 3.3)

Double glazed window and rear garden aspect and views to the distant hillside and Obelisk, coved ceilings, fireplace surround with electric fire

### Kitchen

10'9" x 6'10" (3.3 x 2.1)

Range of white base cupboards and drawers, black work tops, stainless steel sink unit, double glazed and back door, cooker extractor hood, Rear Porch, brick and double glazed

### First Floor

Stairway off the Hall to First Floor and Landing

### Bedroom 1

11'5" x 9'6" (3.5 x 2.9)

Double glazed, central heating radiator, 3 door mirror wardrobe unit

### Bedroom 2

10'9" x 9'10" (3.3 x 3.01)

Double glazed, central heating radiator

### Bedroom 3

10'9" x 6'10" (3.3 x 2.1)

Double glazed, central heating radiator

### Shower Room

7'6" x 4'11" (2.3 x 1.5)

Double walk in shower and seat, pedestal wash hand basin, double glazed, half tiled walls, heated towel rail airing cupboard and Ideal gas central heating boiler, Separate w.c., half tiled, double glazed

### The Garage

16 x 8 (4.88m x 2.44m)

Concrete sectional Garage, pebble dashed elevations, up and over door, Concrete driveway and parking

### The Gardens

Lawned gardens to front and rear, concrete paths, flower borders, walled paved patio, Garden Shed

### Outbuildings

17'4" x 9'2" (5.3 x 2.8)

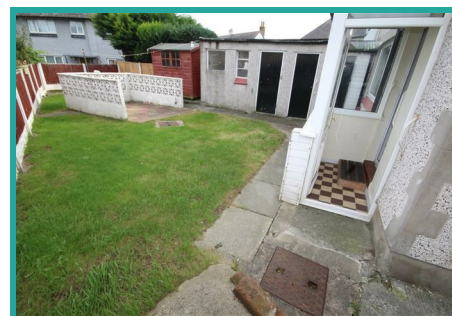
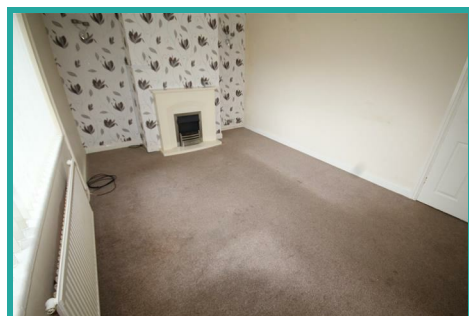
Comprising Washroom and Store, W.C, Garden Store

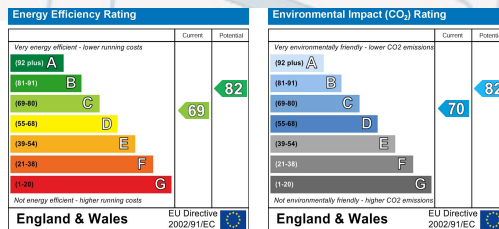
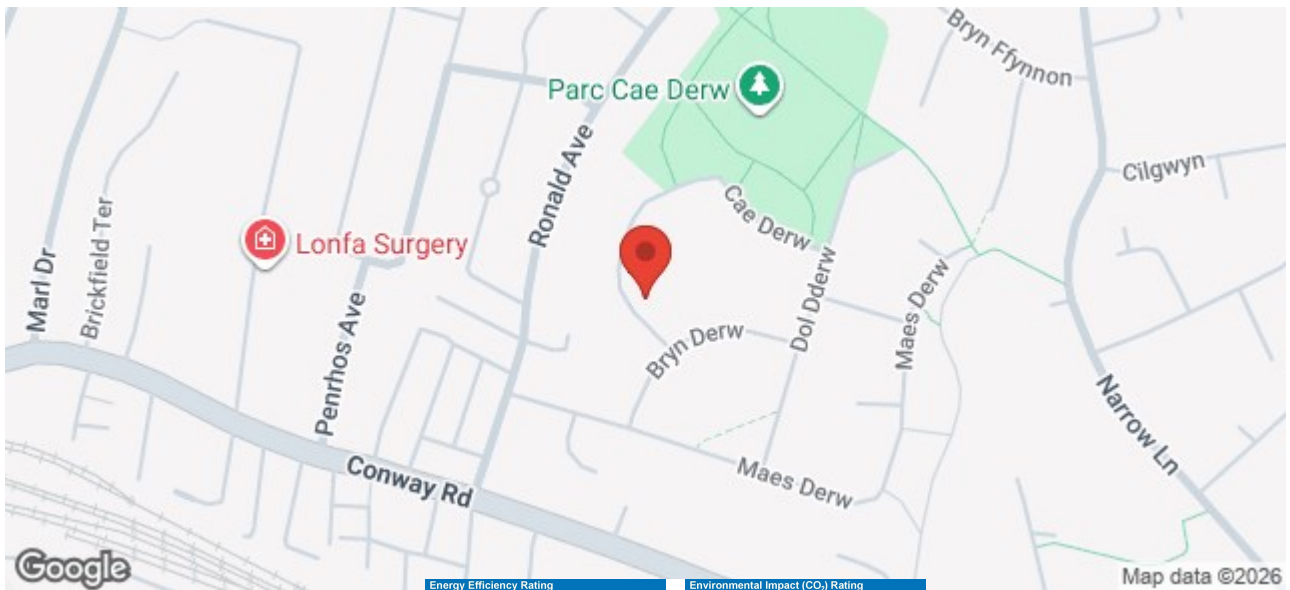
### AGENTS NOTE

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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 This is entirely without obligation.

Why not search the many homes we have for sale on our web sites - [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk) or alternatively [www.guildproperty.co.uk](http://www.guildproperty.co.uk)  
 These sites could well find a buyer for your own home.

