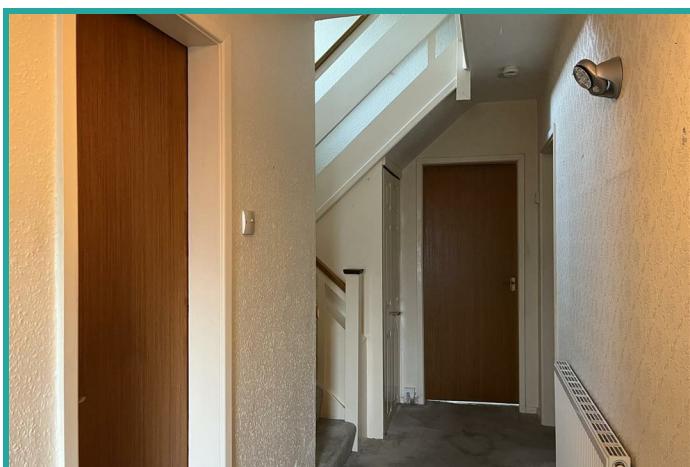


**29 Ffordd Y Graig, Llanddulas
Nr Abergele LL22 8LY**



£235,000

29 Ffordd Y Graig, Llanddulas, Nr Abergele LL22 8LY

Located at the top of a cul-de-sac in an elevated position with far reaching sea and coastal views, a DETACHED 2 BEDROOM HOUSE with GARAGE and CONSERVATORY. Brick built beneath a tiled roof the property is a short distance from Llanddulas Village, Primary School and access onto the A55. With no ongoing chain the accommodation affords FRONT PORCH, HALL, SHOWER ROOM, LOUNGE, DINING ROOM, KITCHEN, LARGE CONSERVATORY, FIRST FLOOR 2 BEDROOMS. REAR PATIO GARDEN, GAS C.H, DOUBLE GLAZING. Tenure Freehold, Council Tax Band D. Energy Rating 65D Potential 74C Ref CB8009

Entrance Porch

Double glazed patio doors, double glazed inner door

Hall

Central heating radiator, under stairs cupboard

Shower Room

10'5" x 4'3" (3.2 x 1.3)

Double shower cubicle and unit, vanity wash hand basin, w.c, 2 double glazed windows, heated towel radiator, tiled floor

Lounge

16'6" x 10'9" (5.04 x 3.3)

Double glazed window to front aspect, 2 central heating radiators, polished marble fireplace and hearth, living flame gas fire

Dining Room

11'5" x 9'2" (3.5 x 2.8)

Central heating radiator, double glazed patio doors to conservatory. This room could be used as a third bedroom

Conservatory

20'0" x 8'6" (6.1 x 2.6)

Brick lower walls, windows double glazed, a five sided room with access to rear gardens, central heating radiator and cabinet

Kitchen

11'1" x 10'9" (3.4 x 3.3)

Range of oak style base cupboards and drawers, work top surfaces, wall units, double glazed window and back door, 4 ring gas hob unit, built in oven cooker extractor hood, gas central heating boiler, central heating radiator, stainless steel sink unit

First Floor

Stairway from the Hall to First Floor and Landing, double door cylinder airing cupboard

Bedroom 1

10'2" x 9'10" (3.1 x 3.02)

Double glazed window to front aspect, built in wardrobe unit with four sliding doors

Bedroom 2

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

Double glazed window to rear aspect, central heating radiator, access to roof void storage, 3 door wardrobe and a double door wardrobe with dressing table

The Garage

15'2 x 8'10 (4.62m x 2.69m)

Single garage with roller shutter door

The Gardens

8 x 6'10 (2.44m x 2.08m)

Good sized garden to the front of the house being set back from the road, mainly ornamental with border, rear garden and Summer House

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.

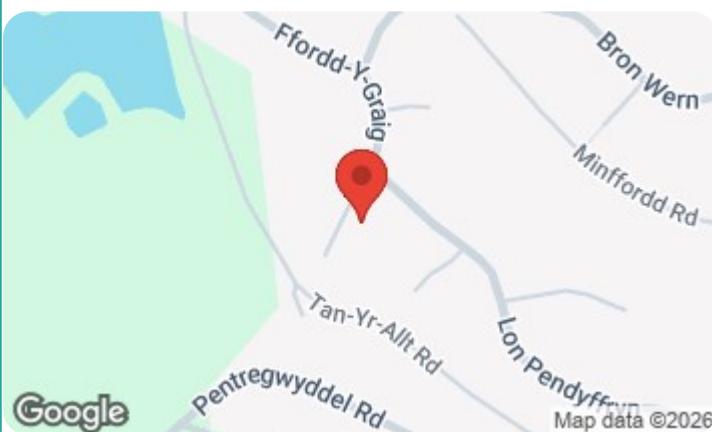


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Approximate Gross Internal Area = 105.9 sq m / 1140 sq ft
 Garage / Shed = 16.3 sq m / 175 sq ft
 Total = 122.2 sq m / 1315 sq ft
 (Excluding Voids)



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.
 Fourlabs.co © (ID1275269)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	67	74
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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