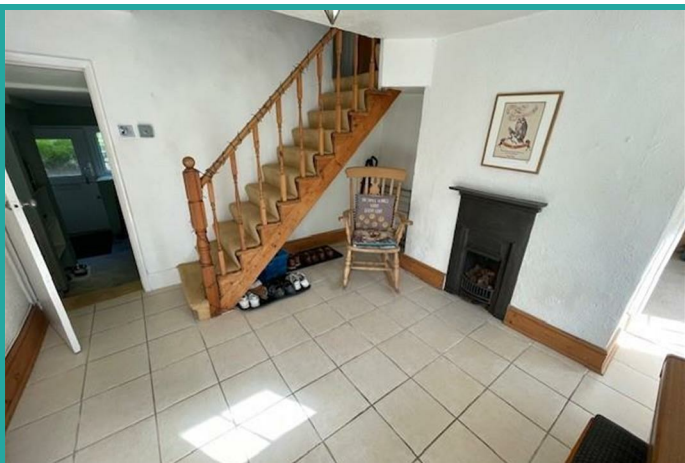


2 Gadlas Cottages, Llanddulas Abergele LL22 8ES



Offers Over £209,950

2 Gadlas Cottages, Llanddulas, Abergele LL22 8ES

Set behind the centre of the village and approached by a pedestrian walk-way, a most appealing and character SEMI DETACHED STONE COTTAGE understood to be dating back some 200 years or so. Private and secluded in its own large garden together with a useful LARGE GARDEN/WORK ROOM. Deceptively spacious inside the accommodation briefly affords HALL/SNUG, LONG LIVING DINING ROOM on two levels, FITTED KITCHEN, FIRST FLOOR 3 BEDROOMS, LARGE BATHROOM, GAS C.H, DOUBLE GLAZING. The cottage is near to Llanddulas Village Primary School, and access onto the A55, The neighbouring towns of Abergele and Colwyn Bay are a short drive away, Energy Rating 57D Potential 82B, Council Tax Band D. Freehold Ref CB7813

Hall/Snug

Double glazed front door, central heating radiator, tiled floor, double glazed window

Large Living Dining Room

26'6" x 11'9" (8.1 x 3.6)

On two levels, 2 central heating radiator, 2 double glazed windows and french door, stone fireplace and multi fuel fire

Fitted Kitchen

12'9" x 9'2" (3.9 x 2.8)

Stainless steel sin unit, base cupboards and drawers with wood strip style work top surfaces, 4 ring gas hob unit, built in oven stainless steel cooker hood, plumbing for washing machine, built in fridge freezer, larder cupboard, glazed wall unit, 2 double glazed windows and back door

First Floor

Landing

Bedroom 1

12'5" x 10'5" (3.8 x 3.2)

Double glazed window, central heating radiator, exposed stone wall

Bedroom 2

11'9" x 11'9" (3.6 x 3.6)

Double glazed window, central heating radiator, exposed floorboards, fitted cupboard, gas central heating boiler

Bedroom 3

10'5" x 9'2" (3.2 x 2.8)

Double glazed, central heating radiator

Large Family Bathroom

12'5" x 9'11" (3.8 x 3.04)

Oval bath on claw and ball feet, exposed floorboards, central heating radiator, shower cubicle and unit, w.c, pedestal wash hand basin, part panelled walls, central heating radiator

Garden Work Room

30'2" x 8'6" (9.2 x 2.6)

Useful garden store or work room access off the gardens

The Gardens

Large flagged patio terrace at the back of the cottage have a southerly aspect, lawn areas, flowering bushes and plants, stone retaining wall

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	57	
(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		82
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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