

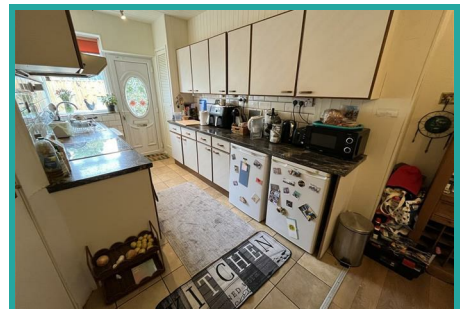


11 Bryntirion Terrace, Abergele, LL22 7BG

£149,500

Situated above road level in a row of similar STONE & BRICK COTTAGES, within easy walking distance of local amenities, shops and transport links, this character MIDDLE ROW HOME is ideal for a young couple or first time buyer. From the front elevation and patio garden there is a lovely aspect to the wooded hillside. Briefly the accommodation affords PORCH, LIVING ROOM, EXTENDED DINING ROOM and KITCHEN, BATHROOM, FIRST FLOOR 2 BEDROOMS. At the back of the cottage is a fenced garden.

The cottage is within a short walk of Abergele, a small market town, situated on the North Wales Coast between the holiday resorts of Colwyn Bay and Rhyl, in the Conwy County Borough. Tenure Freehold, Council Tax Band B. Energy Rating 67D Potential 87B. CB8091



Front Porch

Living Room

13'3" x 10'2" (4.05 x 3.1)

Multi fuel fire, coved ceilings, laminate flooring, radiator

Extended Dining Room into Kitchen

22'7" x 6'10" and 12'9" (6.89 x 2.1 and 3.9)

Tiled floor, radiator, wall and base cupboards, work top surfaces, coved ceilings, plumbing for washing machine, stainless steel sink unit, louvre door cupboard, plumbing for washing machine, gas cooker, cooker extractor hood, fridge and freezer, back door

Ground Floor Bathroom

8'6" x 4'3" (2.6 x 1.3)

Panel bath, Mira shower, pedestal wash hand basin, w.c, tiled walls, heated towel radiator, shaver point and light, coats recess

First Floor

Bedroom 1

12'5" x 10'1" (3.8 x 3.08)

Double glazed, 2 louvre door wardrobe cupboards, top boxes, radiator, corner cupboard

Bedroom 2

12'5" x 6'10" (3.8 x 2.1)

Radiator, double glazed, louvre door wardrobe cupboard

Outside

Flagged patio garden at the front on two levels. Fenced rear garden, artificial grass, paved area, garden shed. Access is over a right of way which runs behind the row of cottages

AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 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 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 16 Mbps 1 Mbps

Good Superfast 80 Mbps 20 Mbps

Good Ultrafast 1800 Mbps 220 Mbps

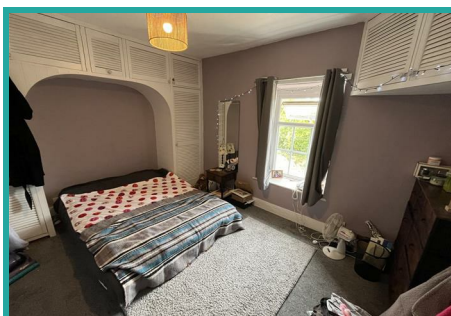
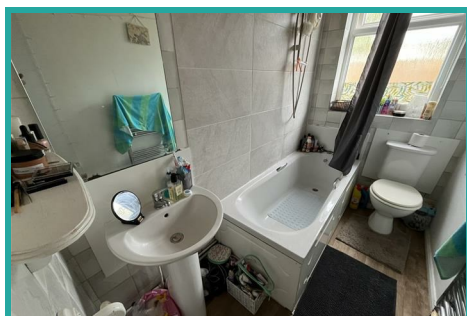
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

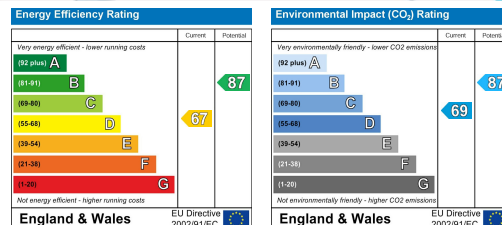
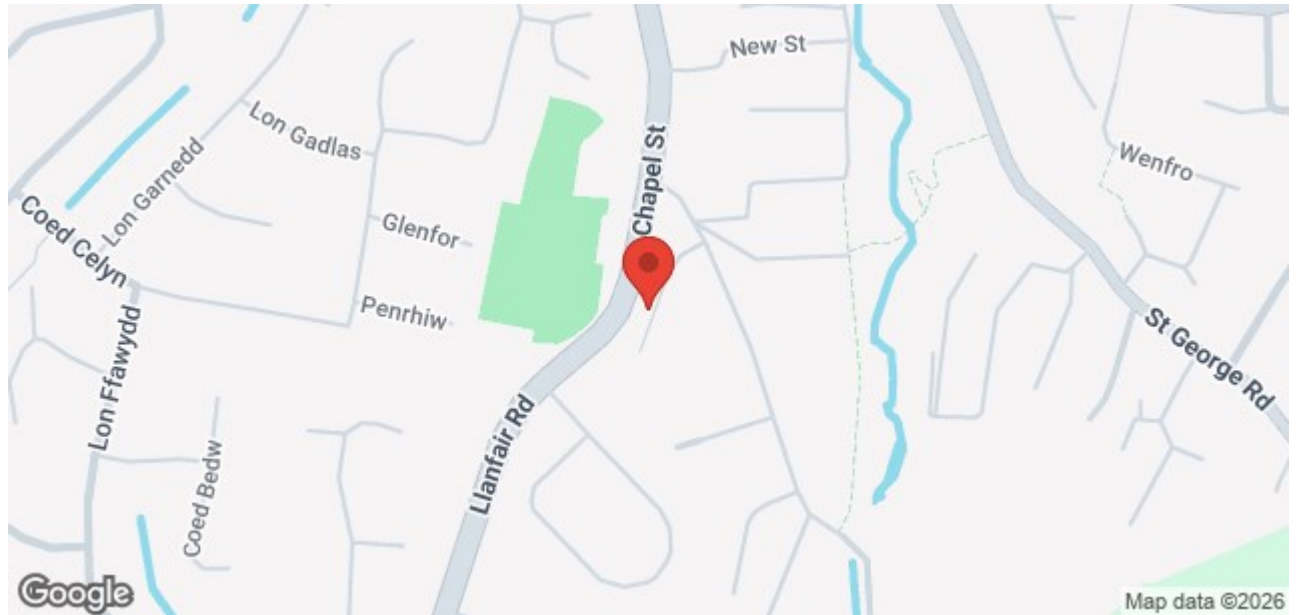
EE- Good outdoor

O2 Good outdoor, variable in-home

Three Good outdoor, variable in-home

Vodafone Good outdoor, variable in-home





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