



**STERLING**

ESTATE AGENTS & VALUERS

**2 Tyddyn Drycin, Llanfairfechan  
LL33 0RJ**



**£259,950**

## 2 Tyddyn Drycin, Llanfairfechan, LL33 0RJ

In an elevated position on the outskirts of Llanfairfechan village, a DETACHED 3 BEDROOM HOUSE & GARAGE. From the front elevations there are panoramic views to Anglesey, Puffin Island and the Great Orme in Llandudno in the distance. With vacant possession and NO ONGOING CHAIN the accommodation briefly affords PORCH, HALL, LARGE LOUNGE, DINING ROOM, KITCHEN, GROUND FLOOR BATHROOM & BEDROOM, Upstairs there are 2 MORE BEDROOMS and WASHROOM. At the back of the property there are tiered gardens, private and sheltered. The property is Freehold and Council Tax Band D. Awaiting EPC. Ref CB8070

### Entrance

Double glazed front door to Porch, quarry tiled floor, inner door to

### Hall

Central heating radiator, under stairs cupboard

### Large Lounge

19'0" x 10'5" (5.8 x 3.2)

Fireplace surround with electric fire, 2 central heating radiators, coved ceilings, 2 double glazed windows, the front overlooking the panoramic views

### Dining Room

10'5" x 8'6" (3.2 x 2.6)

Double glazed, central heating radiator, laminate flooring

### Kitchen

13'3" x 8'2" (4.06 x 2.5)

Double drainer stainless steel sink unit, wall and base cupboards, double glazed window and back door, work top surfaces, larder unit, central heating radiator

### Ground Floor Bedroom

10'9" x 10'5" (3.3 x 3.2)

Central heating radiator, 2 double glazed windows, panoramic views

### Ground Floor Bathroom

7'10" x 7'2" (2.4 x 2.2)

Shower bath with unit and screen, central heating radiator, pedestal wash hand basin, w.c., gas central heating boiler, double glazed

### First Floor

Stairway from the Hall to First Floor and Landing

### Washroom

W.C and wash hand basin

### Bedroom 2

12'9" x 10'2" (3.9 x 3.1)

Double glazed, central heating radiator, 2 roof void cupboards, stunning views

### Bedroom 3

10'9" x 7'2" (3.3 x 2.2)

Double glazed, central heating radiator, 3 door wardrobe unit

### The Garage

17'8" x 11'9" (5.4 x 3.6)

Concrete driveway leading to the SINGLE GARAGE, brick and block, up and over door, personal door

### The Gardens

The rear garden is private and tiered on two levels, paved patio, pergola, mature conifer trees. The front garden has a terrace overlooking the stunning views

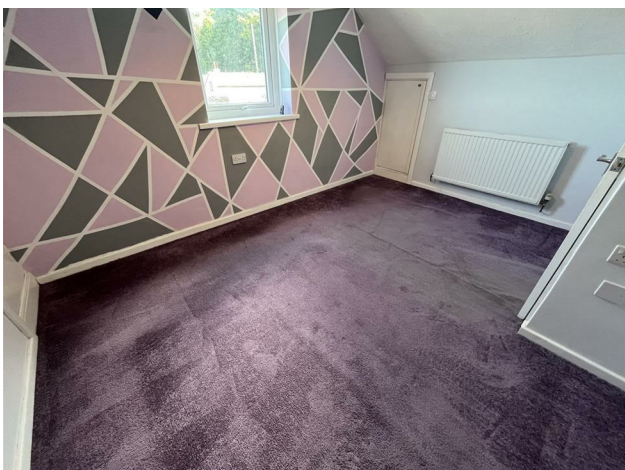
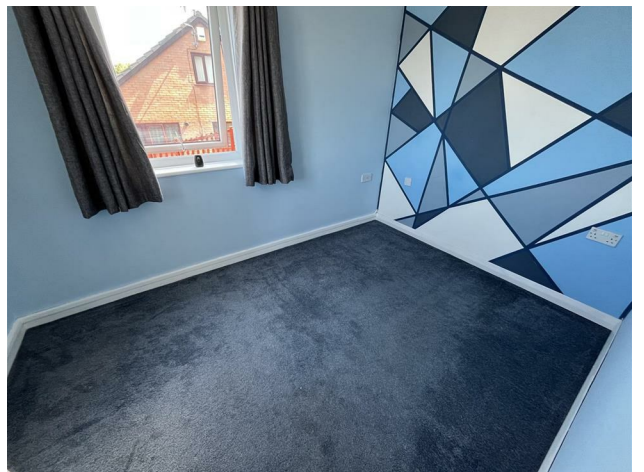
### AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://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](mailto:sales@sterlingestates.co.uk) to make an appointment for one of our Valuers to call. This is entirely without obligation.

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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		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**AGENTS NOTES;**

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