



19 Maes Y Ffynnon
Abergele, North Wales LL22 9BF

Asking Price £329,950



STERLING

ESTATE AGENTS & VALUERS

A truly immaculate and tastefully appointed DETACHED 3 BEDROOM HOUSE and GARAGE located on the outskirts of the town. The present owner has an eye for detail, all beautifully presented and ready to walk into. The house is set in well stocked private gardens backing onto the playing fields. There is also off road parking on the driveway for 3 vehicles as well as the BRICK GARAGE. Built approximately 4 years ago by Anwyl Homes the accommodation affords HALLWAY, CLOAKROOM, LOUNGE, SUPERB FITTED KITCHEN DINING ROOM leading onto the REAR PATIO, FIRST FLOOR 3 BEDROOMS, MASTER EN SUITE, FAMILY BATHROOM , GAS C.H, DOUBLE GLAZING and WINDOW BLINDS. Despite being on the outskirts of the town, the shops, schools and access onto the A55 is only minutes away. Energy Rating B82 Potential A93. Ref CB7103



Entrance

Double glazed front door to HALL, central heating radiator, grey wood grain design Karndean flooring, under stairs cupboard complete with safe

Lovley Lounge

17'4" x 9'6" (5.3 x 2.9)

Wall mounted remote control electric fire, 2 double glazed windows, central heating radiator

Fitted Kitchen Dining

17'4" x 8'6" (5.3 x 2.6)

Plus the sitting area with double glazed french doors leading onto the rear gardens, range of white gloss design base cupboards and drawers with black speckled granite work top surfaces, sink unit and granite drainer, pan drawers and wall units, 4 ring electric induction hob unit, stainless steel cooker hood, Zanussi double oven built in, fridge freezer, Worcester gas central heating boiler

First Floor

Stairway from the Hall to First Floor and Landing, built in airing cupboard

Master Bedroom

11'5" x 8'10" (3.5 x 2.7)

Double glazed window, central heating radiator, 2 fitted wardrobe units

En Suite Shower Room

Shower cubicle and unit, pedestal wash hand basin, w.c, fully tiled walls, shaver point, double glazed, central heating radiator

Bedroom 2

9'10" x 8'6" (3.02 x 2.6)

Double glazed window, central heating radiator

Bedroom 3

8'10" x 7'6" (2.7 x 2.3)

Fitted wardrobes by Russell Jones consisting of 3 double doors with hanging space, drawers and mirror door, double glazed window, central heating radiator

Bathroom

Beautifully appointed with white suite of panel bath, shower taps and screen, pedestal wash hand basin,

w.c, grey wood grain design Karndean flooring, heated towel radiator, double glazed, inset ceiling lighting, shaver point

The Garage

Driveway leading to the SINGLE BRICK GARAGE with pitched tiled roof, up and over door, power and light laid on, personal door to the gardens. There is parking on the drive for 3 cars and a turning area

The Garden

Well manicured lawn at the back with colourful stocked flower borders, paved patio area and a sheltered sitting area behind the garage, and sun awning, Garden Shed and Greenhouse

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.







AGENTS NOTES;

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	91-95	82	93
B	81-90		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
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			
A	101-151	83	94
B	89-100		
C	76-88		
D	63-75		
E	50-62		
F	37-49		
G	24-36		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive	2002/91/EC

