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SEMI RURAL £499,950

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THIS SPACIOUS FOUR TO FIVE BEDROOM DETACHED FAMILY HOME SITS ON APPROXIMATELY QUARTER OF AN ACRE OF TERRACED GARDENS AND OVERLOOKING THE OPEN FIELDS TO THE HILLSIDE BEYOND. Situated within easy access of local shops in Mochdre and close to Colwyn Bay shopping centre. The accommodation briefly comprises: porch; open plan kitchen/dining room; lounge/living room; utility room; 2 piece cloakroom; ¾ landing with principle bedroom with access to a balcony; 4 piece bathroom; first floor landing; 3 further double sized bedrooms and a 5th bedroom/study. The property features upvc double glazed windows, oil fired central heating and is on a septic tank. Outside there is a tarmac driveway with parking for several cars leading to a garage with automatic up and over door. Large rear garden with lawn, flower beds, shrubs, ponds, fruit trees and a lovely rural aspect.

The accommodation comprises:-

Upvc double glazed coloured leaded FRONT DOOR to:

PORCH

Double aspect upvc double glazed windows, inner pine door to:

HALL

Coving, dado rails, radiator, open to kitchen/dining room.

OPEN PLAN LOUNGE/ LIVING AREA 22'7" x 11'6" (6.89m x 3.52m)



Plus upvc double glazed window overlooking fields and rear gardens, open fireplace with stone hearth, mantle and surround, display shelving to either sides, picture rails, coving, 2 radiators.



LIVING AREA



DINING AREA 10'11" x 10'6" (3.33m x 3.21m)



Dado rails, coving, display shelving, radiator, upvc double glazed window overlooking front with window display sill.



KITCHEN 12'9" x 8'1" (3.89m x 2.47m)



Fitted range of cherry oak effect base, wall and drawer units with round edge work tops, inset 1½ bowl sink unit and mixer tap, plumbing for dishwasher, space for fridge, integrated 'New World' double oven and 4 ring 'Neff' ceramic hob with under unit lighting, wall and floor tiling, display shelving, beamed ceilings, free standing 'Worcester' oil fired boiler and upvc double glazed door to courtyard area.

UTILITY ROOM

Off the rear of the inner hallway, cloaks cupboard with folding door, single drainer sink unit, plumbing for washing machine and space for drier and freezer, plastic wall cladding, upvc double glazed door to courtyard area.

EN-SUITE 2 PIECE CLOAKROOM

With close coupled wc, wash hand basin and mixer tap with tiled splashback, panelling to ceiling, upvc double glazed window.

A staircase from the inner hall leads to -

¾ LANDING

DOUBLE ASPECT MASTER BEDROOM 1 16'6" x 14'11" (5.04m x 4.57m)



Exposed beams to ceiling, 3 wall light points, sliding upvc double glazed doors to full length balcony with wrought iron ballustrade overlooking rear garden and across fields to the mountains beyond.



DRESSING ROOM/ STUDY 11'6" x 8'3" (3.53m x 2.54m)



Including airing cupboard with hot water tank and shelving, beams to ceilings (part sloping), upvc double glazed window to rear.

4 PIECE BATHROOM



White suite comprising panel bath with mixer tap and

shower attachment, pedestal wash hand basin, close coupled wc, shower stall with 'Triton' shower, wall tiling, upvc double glazed window, radiator.

FIRST FLOOR LANDING

Radiator, cupboard with shelving.

BEDROOM 2 11'11" x 11'0" plus alcove (3.64m x 3.37m plus alcove)



Decorative fire surround, dual aspect upvc double glazed windows overlooking rear, radiator.

BEDROOM 3 11'0" x 10'4" (3.36m x 3.17m)



Upvc double glazed window to front, radiator.

BEDROOM 4 11'10" x 11'3" (3.63m x 3.45m)



Decorative fire surround, upvc double glazed window to rear, radiator.

OUTSIDE



Tarmacadam driveway with hedging provides off street parking for several cars leads to:

INTEGRATED DOUBLE WIDTH GARAGE 16'2" x 15'5" (4.95m x 4.70m)

With up and over door, light and power connected, storage cupboards, window to rear, access door to garden. Patio/ seating area with log/coal store and oil tank, walled seating area.

LARGE REAR GARDEN



Tiered and terraced garden with decorative chippings, flower beds, steps down to fish ponds, arbour, pathways, lawns, fruit trees, greenhouse, timber garden shed, shrubs.





SERVICES

Mains Water
Mains Electric
Septic Tank
Oil fired Central Heating

TENURE

The property is held on a FREEHOLD tenure.

COUNCIL TAX

Is 'F' as obtained from www.conwy.gov.uk

Bryn Eglwys, LL31 9JQ

Approximate Gross Internal Area = 155.6 sq m / 1675 sq ft

Garage = 20.8 sq m / 224 sq ft

Total = 176.4 sq m / 1899 sq ft



Ground Floor

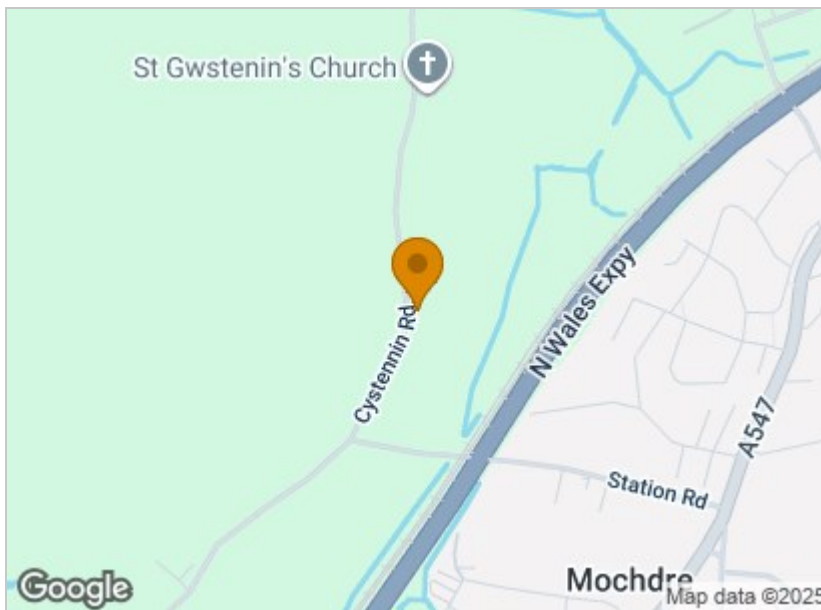


First Floor

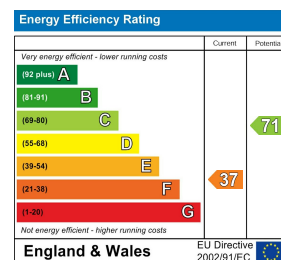
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Area Map



Energy Efficiency Graph



Directions

From the Black Cat roundabout take the exit onto Conway Road A547 heading towards Mochdre and Colwyn Bay, turn left onto Station Road by the shops in Mochdre, over the bridge, turn right on Cystennin Lane and the property is on the right hand side within 160 yards. Ref A770 22/08/25

We will be pleased to arrange a viewing of this Home

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Llandudno Office Opening Hours - Monday to Friday: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

