



14 Gernant, Colwyn Bay, LL29 8UX  
**£1,500 Per month**



**\*\* PLEASE SEND AN ENQUIRY THROUGH RIGHTMOVE TO REGISTER YOUR INTEREST \*\*** Four-bedroom 6-year-old detached house. Off Road parking to the front for two cars, front door leads into an entrance hall with doors leading to Lounge and Dining Area. Lounge consist of fitted carpets, Double Glazed windows, Gas Fire with Marble fire place. Dining/sitting area, has tiled flooring and patio doors, with an awning, leading to a well-maintained garden. Open plan into the kitchen, with a range of wall and base units, and benefitting from integrated appliances and onxy worktops. Leading from Kitchen is a Utility Room with free-standing washing machine and tumble dryer, and additional cupboard space. From here there is a WC with wash hand basin, and the garage has been converted into a room with additional kitchen units for storage. Upstairs are four bedrooms, two of them with En-suites, and the master bedroom also has dressing room, and then a family bathroom with shower over bath. EPC Rating B. Council Tax Band F. To be considered your annual income must be over £54,000.



- Four Bedroom Detached House
- 2 En-suites
- Family Bathroom
- South facing rear garden
- EPC rating B
- Off Road Parking for two cars
- Downstairs WC
- Dressing room in master bedroom
- Gas Central Heating & Double Glazing
- Council Tax Band F