



**Bryntirion Tan Y Graig Road
Llysfaen, Colwyn Bay LL29 8TH**

Asking Price £359,950



STERLING

ESTATE AGENTS & VALUERS

A truly outstanding **DETACHED CONVERSION** comprising a stone built **3 BEDROOM COUNTRY HOME** set well back from the road. Located on the outskirts of the village overlooking the glorious unspoilt countryside and scenery the property is understood to date back to the mid 1800,s and originally comprised three 1 up - 1 down cottages and at one time a sweet shop.. Today the whole property has been transformed and extended to provide a unique home of immense character and appeal. The owners have retained the original features where possible and inside and out, the attention to detail is meticulous with the interior light and airy. All ready to walk into having been renovated to an exceptionally high standard the accommodation comprises **FRONT PORCH, OFFICE OR BEDROOM/PLAYROOM, LARGE LOUNGE WITH INGLENOOK FIREPLACE, FITTED KITCHEN BREAKFAST ROOM, PORCH, UTILITY ROOM, SHOWER ROOM, FIRST FLOOR 3 BEDROOMS, MODERN BATHROOM AND ADDITIONAL SHOWER ROOM**. Outside there are mature lawns at the front, off road parking and **GARAGE**. The property is **LPG centrally heated** and windows **DOUBLE GLAZED**. Despite its country location the house is near to a wide variety of amenities and a local bus service runs past. Energy Rating **F29 Potential C80 Ref CB7414**



Entrance Porch

Double glazed entrance porch, brick built, double glazed inner door

Large Lounge 27'3" x 13'5" (8.33 x 4.10)

Deep inglenook fireplace with huge oak beam, wood burner on stone hearth, 4 double glazed windows, 2 central heating radiators, double glazed french doors

Office, Playroom or Bedroom 4

13'10" x 7'6" (4.23 x 2.30)

Central heating radiator, 2 double glazed window

Fitted Kitchen Breakfast 13'2" x 11'1" (4.03 x 3.40)

Stone fireplace recess with lighting, double glazed, central heating radiator, beamed ceilings and inset lighting, range of base cupboards and drawers in white with black work top surfaces, built in electric hob unit and double oven, cooker extractor hood, 2 double glazed windows, built in dishwasher, wine fridge

Utility Room 13'9" x 9'6" (4.20 x 2.92)

Central heating radiator, double glazed, stainless steel sink, deep under stairs cupboard, door to garage

Shower Room

Shower cubicle and unit, wash hand basin, w.c, half tiled walls, heated towel radiator

First Floor

Light oak staircase with glass balustrading off the lounge to First Floor, illuminated stone display alcove with slate sill

Long Landing

Central heating radiator

Modern Character Bathroom

13'10" x 7'6" (4.23 x 2.30)

Oval bath and vertical shower taps, heated towel radiator, exposed stone wall, vanity wash hand basin, quadrant shower cubicle and unit, heated towel radiator, w.c, 2 double glazed windows

Bedroom 1 13'1 x 11'2 (3.99m x 3.40m)

Central heating radiator, double glazed window and oak sill, lovely far reaching country views

Bedroom 2 10'5" x 9'7" (3.20 x 2.94)

Central heating radiator, double glazed window and oak sill overlooking the lovely country views

Bedroom 3 10'11" x 7'4" (3.34 x 2.24)

Double glazed window and oak sill overlooking the country views, central heating radiator

Shower Room 7'6" x 3'7" (2.3 x 1.1)

Double shower cubicle and unit, central heating radiator, w.c, vanity wash hand basin, central heating radiator, mirror cabinet

The Garage 13'9" x 8'10" (4.20 x 2.70)

Integral garage with electric roller shutter door, power & light laid on, central heating radiator, gas central heating boiler

Outside

The property is set well back from the long driveway in large lawned gardens in the front, colourful flower borders,, plenty of off road parking and turning area. There is another section of garden the other side of the drive, sandstone pathways. Small sheltered rear area backing onto the fields

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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