



Gorse Hill Hafodty Lane
Colwyn Bay, North Wales LL28 5YN

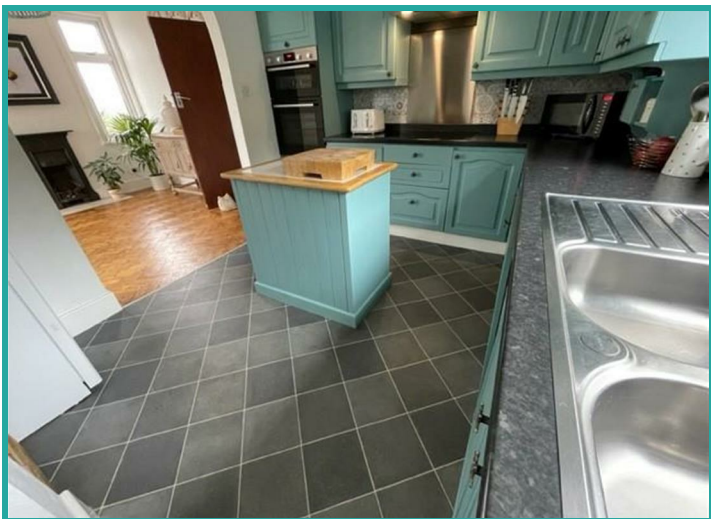
Asking Price £699,950



STERLING

ESTATE AGENTS & VALUERS

A quite magnificent DETACHED 6 BEDROOM RESIDENCE of character and appeal set in landscaped grounds of about an ACRE. Approached by a long driveway through high double gates off the lane there is plenty of off road parking and a DOUBLE GARAGE to match. The house is positioned to take in the truly stunning views over the surrounding countryside and distant mountain range. It is a panorama that is quite breath taking. Understood to have been constructed in 1914 of brick and rendered elevations beneath a slate roof the lovely interior comprises ENTRANCE SUN PORCH, HALLWAY, CLOAKROOM, HUGE LOUNGE overlooking the gardens and views, DINING ROOM, SUN LOUNGE, SNUG, FITTED KITCHEN, UTILITY PORCH, MODERN BATHROOM & SHOWER ROOM, GAS C.H and DOUBLE GLAZING. The present owners have carefully updated the interior to include modern bathroom, double glazing and kitchens yet still retaining its architectural features of the time. Outside the gardens have been beautifully landscaped, extensive fencing erected and a septic tank installed in 2016. Despite the properties quiet and secluded position the town centre, and schools for all ages are within easy reach. There is also easy access onto the A55 at the West End. Awaiting EPC Ref CB7479



Entrance

Double glazed front door to

Large Porchway 10'5" x 6'10" (3.2 x 2.1)

Double glazed, plumbing for washing machine, base cupboards in a duck egg colour, black work top surfaces, larder cupboard

Fitted Kitchen 11'1" x 9'6" (3.4 x 2.9)

Double bowl stainless steel sink unit, base cupboards and drawers in a duck egg colour with black work top surfaces, wall units, stainless steel splash back and cooker extractor hood, double glazed window, built in double oven, 5 ring gas hob unit, island serving/preparation unit

Snug 14'9" x 14'5" (4.5 x 4.4)

Double glazed square bay stone mullioned windows, parquet flooring, central heating radiator, 2 double glazed windows, coved ceilings,

Inner Hallway

Parquet flooring, double glazed door to sun lounge

Under Stairs Cloakroom

W.C and wash hand basin, double door cupboard, double glazed window

Dining Room 11'1" x 8'10" (3.4 x 2.7)

Double glazed window, central heating radiator,

Sun Lounge 11'1" x 7'10" (3.4 x 2.4)

Lower walls brick windows double glazed, french doors onto the terrace outside, lovely distant south facing views

Lovely Huge Lounge 20'8" x 18'8" (6.3 x 5.7)

Original white marble open coal fireplace and hearth, inset tiles in the Art Nouveau style, parquet flooring, coved ceilings, 2 central heating radiators, double glazed patio doors onto the terrace, double glazed stone mullioned windows

First Floor

2 part stairway off the Inner Hall to First Floor and Long L shaped Landing, double glazed, central heating radiator, cylinder airing cupboard, inner landing with 2 double glazed windows and linen cupboard

Master Bedroom 19'4" x 13'9" (5.9 x 4.2)

Double glazed stone mullioned windows, wardrobe storage alcove, central heating radiator, stunning views

Bedroom 2 14'5" x 10'5" (4.4 x 3.2)

Central heating radiator, 3 double glazed windows and french door leading onto the rear gardens

Bedroom 3 11'5" x 11'5" (3.5 x 3.5)

Corner double glazed stone mullioned window overlooking the stunning views, central heating radiator

Bedroom 4 9'2" x 8'2" (2.8 x 2.5)

Double glazed, central heating radiator,

Shower Room 6'9" x 6'9" (2.06 x 2.06)

Quadrant shower cubicle and unit, vanity wash hand basin, heated towel radiator, w.c, double glazed, parquet flooring, half panelled walls

Bathroom 8'6" x 5'6" (2.6 x 1.7)

Jacuzzi spa bath and shower taps, heated towel rail and radiator, double glazed window, half tiled walls, w.c, vanity wash hand basin, white brick design tiled surround

Bedroom 5 9'2" x 8'2" (2.8 x 2.5)

Central heating radiator, 2 double glazed windows

Bedroom 6 7'2" x 4'11" (2.2 x 1.5)

Or Cot Room, double glazed, part panelled walls, pine folding doors

The Garage

Double Garage with electric roller shutter door,

brick and rendered with a slate pitched roof, plenty of room for extra parking, turning area, high double gates onto Hafodty Lane

The Gardens

Landscaped gardens surround the house extending to about an ACRE of mature lawns, flagstone sitting area, children's play area, gravel pathway lead around the grounds, stocked flower borders and beds, raised patio terrace, log store. The rear garden is tiered and laid with vegetable beds, lawns. The grounds here are higher and again overlook the stunning views

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

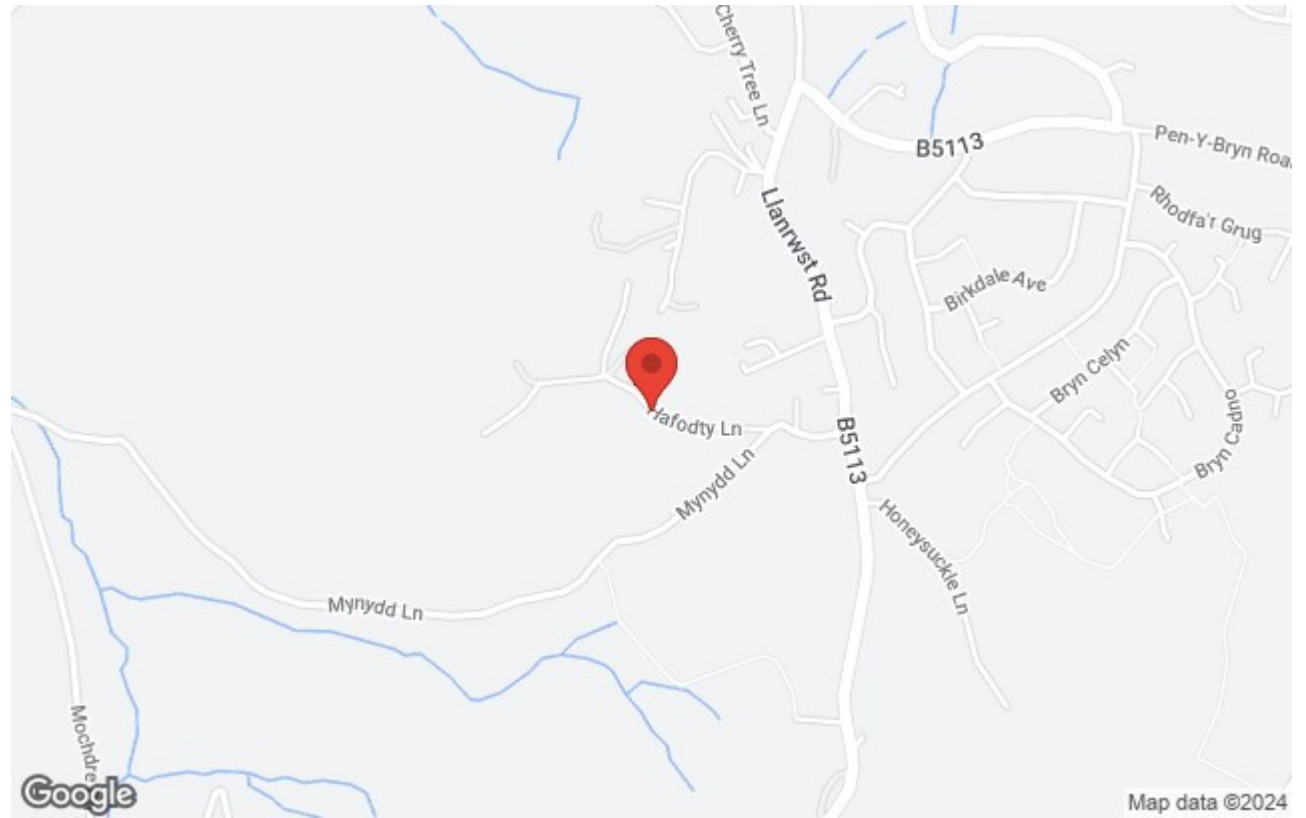
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many 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.

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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.

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