



Bryn Euryn Cottages 78 & 80 Tan Y Bryn Road  
Rhos-on-Sea, Colwyn Bay LL28 4TU

Asking Price £725,000



STERLING

ESTATE AGENTS & VALUERS



A unique opportunity to purchase one of the oldest structures in the locality dating back to around the seventeenth century located near to the remains of Llys Euryn where Ednyfed Fychan built his home in the thirteenth century. Over the centuries Bryn Euryn Farm has always been a working farm and held one of the best agricultural sales in North Wales. The original clock on the front gable wall still remains that announced to the farmworker when they should break for lunch or when they should finish for the day. The farm continued to be a working farm until the 1960's. Today the property comprises 2 white-washed, SEMI DETACHED COTTAGES converted in the 1930,s and offers a superb opportunity to acquire a home providing an excellent income through holiday lettings together with a lovely character family home. No 78 affords 4 BEDROOMS and No 80 has 3 BEDROOMS, BATHROOM & SHOWER ROOM all set in large well kept gardens bordering onto the natural rock-line from where there are glorious views from the top. The property is 'tucked away' from the road about half a mile from the beach and Rhos village. Both cottages extend to approximately 3,171 sq. feet. Energy Rating No 78 D57 Potential B82 and the rating for No 80 is D61 Potential B82 Ref CB7597



## No 78 Bryn Euryn Cottages

### Entrance

Open arched porchway with seating, black and white tiled floor

### Open Dining Hallway 16'11" x 15'0" (5.17 x 4.58)

Parquet flooring, under stairs cupboard, central heating radiator, stone fireplace, delft rack, double glazed leaded window

### Lounge 15'0" x 13'6" (4.58 x 4.12)

Slate flooring, beamed ceiling, double door cupboard, dado rail, multi fuel fire set in a stone fireplace, double glazed leaded window

### Kitchen Breakfast Room 19'8" x 9'4" (6.01 x 2.85)

Range of beech style base cupboards and drawers with black work top surfaces, wall units, double glazed window, central heating radiator, 4 ring gas hob unit, built in electric oven, stainless steel cooker hood, built in dishwasher, pantry cupboard, delft rack

### Utility Room 6'9" x 4'3" (2.08 x 1.3)

Slate floor, plumbing for washing machine

### Cloakroom 6' x 3'1 (1.83m x 0.94m)

W.C, wash hand basin, gas central heating boiler, stable door

### First Floor

Open tread stairway from the Hall to First Floor and Landing, 2 double glazed windows, built in linen cupboard, central heating radiator

### Bedroom 1 17'9" x 12'1" (5.42 x 3.70)

Double glazed leaded window with shutters, pitched ceilings, central heating radiator, door to the gable wall clock mechanism

### Bedroom 2 13'3" x 8'4" (4.06 x 2.56)

Double glazed window to rear aspect with shutters, central heating radiator

### Bedroom 3 12'0" x 8'5" (3.66 x 2.58)

Twin bedded room, double glazed window, central heating radiator

### Bedroom 4 10'0" x 6'3" (3.05 x 1.92)

Double glazed leaded window with shutters, central heating radiator

### Bathroom 9'6" x 8'4" (2.90 x 2.56)

Panel bath, electric shower and cubicle, w.c, pedestal wash hand basin, double glazed, central heating radiator, built in airing cupboard

## No 80 Bryn Euryn Cottages

### Entrance Porch

Open arched porch, front door to

### Hall 15'6 x 6'7 (4.72m x 2.01m)

Under stairs cupboard, laminate flooring, central heating radiator

### Lounge 16'10 x 15 (5.13m x 4.57m)

Deep brick and natural stone inglenook fireplace, multi fuel fire, 3 timber beams to ceiling, central heating radiator, double glazed leaded window

### Dining Room 15' x 11'5 (4.57m x 3.48m)

Double glazed french doors to side garden, central heating radiator, double glazed window

### Kitchen Breakfast Room 19'10 x 9'9 (6.05m x 2.97m)

Cast triplex fire grate, 2 double glazed windows and french door, base cupboards and drawers, double bowl stainless steel sink unit, double glazed velux window, 7 ring gas cooking range, cooker extractor hood, central heating radiator

### Bathroom 9'9 x 8'1 (2.97m x 2.46m)

Understood to be the former dairy, panel bath, pedestal wash hand basin, w.c, Mira shower, central heating radiator, double glazed window

### Utility Room 10,2 x 6'11 (3.05m,0.61m x 2.11m)

Stone floor, slate slab which stored the milk churns, plumbing for washing machine

### First Floor

#### Landing

Double glazed window, deep sill, seating and cupboard

### Bedroom 1 15'2" x 14'9" (4.63 x 4.52)

Central heating radiator, built in cupboard, 2 double glazed windows fitted with window shutters

### Bedroom 2 13'1" x 10'0" (4 x 3.05)

Central heating radiator, double glazed window and shutters

### Bedroom 3 11'2" x 10'5" (3.42 x 3.20)

Double glazed leaded window and shutters, central heating radiator

### Shower Room 11'4" x 4'1" (3.47 x 1.27)

Double shower cubicle and unit, pedestal wash hand basin, w.c, central heating radiator

### Outside

The property is entered through large double timber gates onto the long driveway laid with stone chippings. To the left is a car parking bay for 2-3 cars for No 78. Private sheltered sitting areas and garden lawn. Former brick Smoke House understood to date back to 1861 with barrel ceiling, quarry tiled floor, slate slabs. The driveway extends along the front of both cottages where a picket fence divides. Double gates give access to the parking and turning area to No 80. On the side of the gable wall is a covered gazebo and decking providing a quiet sheltered relaxation area. The gardens laid to lawn extend along the side of the natural rock-line, again private. White wicket fencing divides the lawn from the pathways and drive. There are steps leading onto the top of the rock-line where there are fine views over Rhos-on-Sea

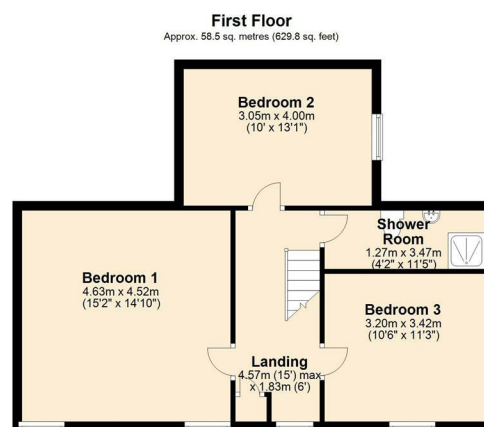
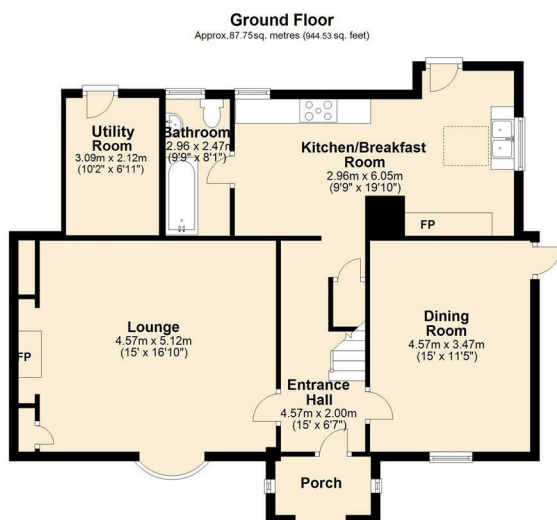
### AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://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](mailto: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](http://www.sterlingestates.co.uk) or alternatively [www.guildproperty.co.uk](http://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.





Total area: approx. 146.25 sq. metres (1574.2 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.



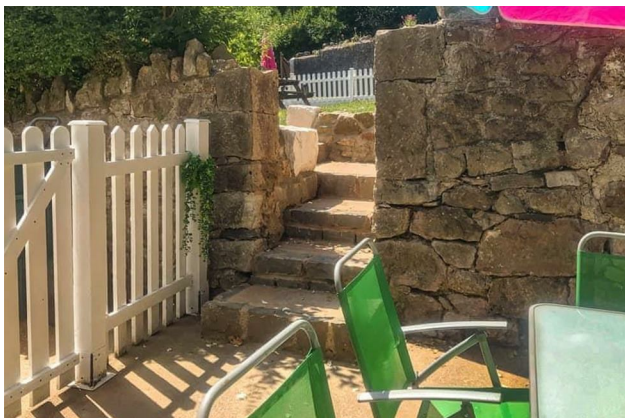














## AGENTS NOTES;

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