



77 Bryn Cadno
Colwyn Heights, Colwyn Bay LL29 6DW

Asking Price £395,000



STERLING

ESTATE AGENTS & VALUERS

This beautifully presented 4 BEDROOM DETACHED MODERN FAMILY HOME is situated on a popular road, slightly set back in long rear gardens, superbly landscaped for outside relaxation and to take full advantage of the superb views. The size of the plot measures about 85 metres in depth and a width of about 21 metres. From the top of the garden, which is approached by a sweeping pathway with lighting, the views are quite stunning and breathtaking, looking over to the the Little Orme, far out to the sea and along the coastline. Internally the accommodation provided has ben very well updated and improved by the present owners providing a lovely home ready to walk into. From the ENTRANCE HALL is the CLOAKROOM, FRONT LOUNGE, DINING ROOM, LARGE CONSERVATORY, FITTED KITCHEN BREAKFAST ROOM, UTILITY ROOM. UPSTAIRS there are 4 BEDROOMS, 1 with EN SUITE and a FAMILY BATHROOM. There is an INTEGRAL GARAGE and plenty of off road parking as well. Gas centrally heated and double glazed. The house is not far from Ysgol Pen-y-Bryn, Local Store and popular Restaurant/Free House. EPC 66D Potential 76C Ref CB7606



Entrance

Double glazed front door into the Hall, dado rail, coved ceilings, central heating radiator

Coakroom

W.C, wash hand basin, tiled walls, central heating radiator, double glazed window

Lounge 14'6x 12'2" (4.42mx 3.71m)

Double glazed window to front aspect, decorative fireplace with marble inset and hearth, electric living flame smoke effect fire, coved ceilings, archway to dining room

Dining Room 12'9 x 10'3 (3.89m x 3.12m)

Central heating radiator, coved and artexed ceilings, folding doors to the excellent conservatory

Living Conservatory 16'6 x 8'10 (5.03m x 2.69m)

Lower walls brick, windows double glazed, access onto the patio garden, tiled floor, central heating radiator

Fitted Kitchen Breakfast Room

10'9 x 11'3 (3.28m x 3.43m)

Range of white gloss style base cupboards and drawers, grey work top surfaces, stainless steel sink unit, wall units, tiled surround, double glazed window to rear garden aspect, breakfast bar table, grey laminate wood grain design flooring, central heating radiator, 4 ring gas hob unit, built in double oven, cooker extractor hood, illuminated glazed wall unit, pelmet lighting

Utility Room 8'6 x 6'1 (2.59m x 1.85m)

Plumbing for washing machine, wall cupboard, double glazed, stainless steel sink unit, dishwasher, personal door to the garage

First Floor

Stairway off the Hall to First Floor and Landing, dado rail, central heating radiator, airing cupboard, access to loft space

Bedroom 1 13'1 x 10' (3.99m x 3.05m)

Double glazed window to front aspect, three fitted mirror door wardrobes, central heating radiator

En Suite Shower Room

Quadrant spa shower cubicle and unit, vanity wash hand basin, w.c, tiled walls and floor, double glazed, heated towel radiator, shaver point

Bedroom 2 11'3 x 9'2 (3.43m x 2.79m)

Double glazed, central heating radiator

Bedroom 3 14'5" x 8'5" (4.40 x 2.59)

Double glazed window, fine sea views, central heating radiator, double glazed side window

Bedroom 4 10'2 x 8'11 (3.10m x 2.72m)

Presently used as a study, double glazed, central heating radiator

Bathroom 7'5" x 7'1" (2.27 x 2.16)

Shower spa bath, heated towel radiator, part tiled walls, double glazed, vanity wash hand basin, shaver point, mirror light

The Garage 19'6 x 8'6 (5.94m x 2.59m)

Integral with up and over door, power and light, personal door to utility room

The Gardens 278'10" x 68'10" (85 x 21)

These are a particular feature of the property having been superbly landscaped by the owners. At the back of the house is a south facing patio, timber decking, brick retaining walls and a GAZEBO, ideal for a hot tub. Garden Shed. A sweeping gravel pathway with lighting and timber edging poles lead up to the top lawn where the views are absolutely stunning. There are well stocked flower beds and flower shrubs. Useful full length lean to storage

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.

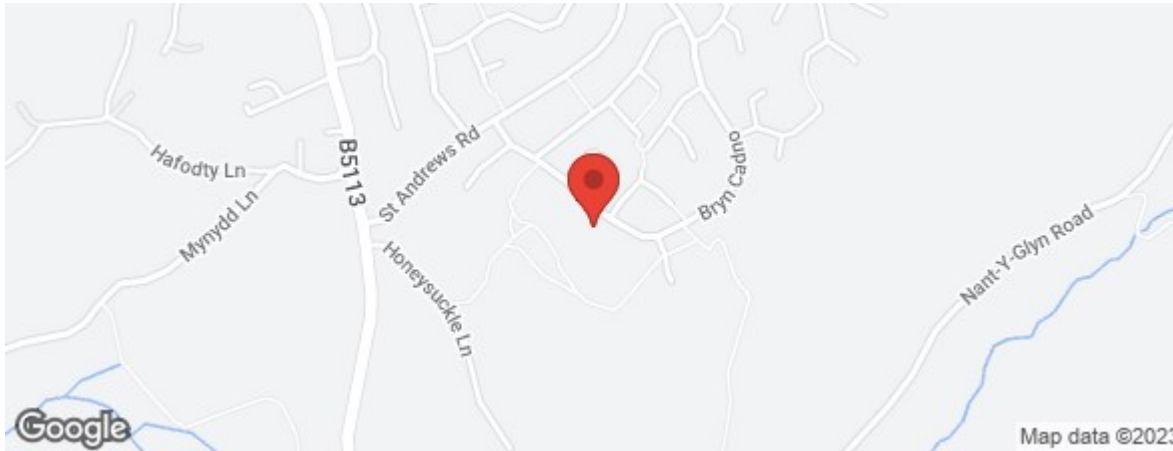
Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport 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.











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