



**Copthorn Lodge Copthorn Road  
Colwyn Bay, North Wales LL28 5YP**

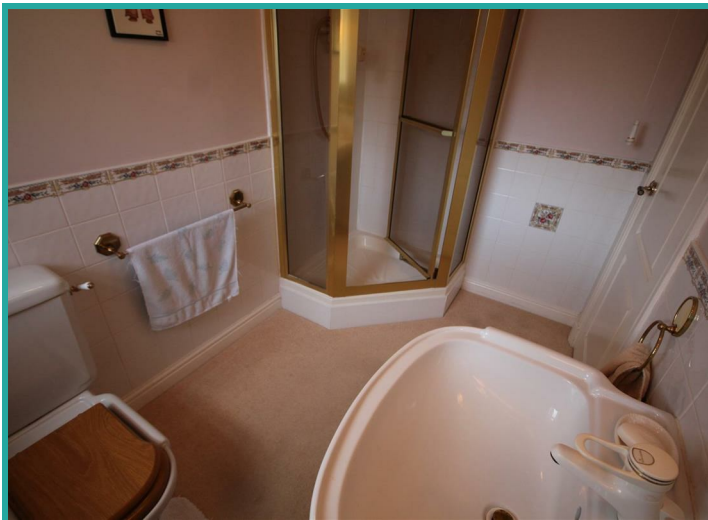
**Asking Price £680,000**



**STERLING**

ESTATE AGENTS & VALUERS

In a market where demand for quality homes is high, this superb **DETACHED 4 BEDROOM EXECUTIVE RESIDENCE** is a welcome addition which we are sure will set pulses racing, especially when you take an internal inspection and perfectly positioned plot. Built by Tony Gorst during the early 1990,s to a unique design with accommodation arranged on different levels and featuring a 'Cathedral' style ceiling in the lounge and Covered Balcony. The interior extends to about 165 sq. metres, (1776 sq.feet) and is approached by a **CANOPY PITCHED ENTRANCE** into the **PORCH** and **HALL**. Off the hall is a **SHOWER ROOM**, **GUEST BEDROOM** & **EN SUITE BATHROOM**, and 2 **OTHER BEDROOMS**. On the upper half level is the **MAGNIFICENT LOUNGE**, **BALCONY** and **DINING ROOM**. A staircase leads to the **TOP LANDING** where there is access to the **LOFT HOBBIES ROOM**. Off the landing is the **HUGE MASTER BEDROOM** & **EN SUITE BATHROOM** & **SHOWER**. A staircase off the dining room leads down to the 21' **DINING KITCHEN** with **CONSERVATORY OFF**. The property itself is particularly appealing due to its superb westerly aspect to Angelsey, as well as its driveway, **DOUBLE GARAGE**, double glazed windows, gas fired central heating system, connections to all mains services, and the interesting family orientated accommodation. Energy Rating 63D Potential 72C. Ref CB7622



### Entrance

Covered Canopy Porch, double glazed front door to Porch, tiled floor, double inner doors to

### Hall

Coved ceilings, central heating radiator

### Shower Room 8'2" x 5'2" (2.5 x 1.6)

Central heating radiator, double glazed, pedestal wash hand basin, w.c, triangular shaped shower cubicle and unit, half tiled walls, illuminated mirror, coved ceilings

### Guest Bedroom 11'9" x 10'9" (3.6 x 3.3)

Fitted mirror door wardrobes, double glazed, central heating radiator, coved ceilings

### En Suite Bathroom 11'6" x 6 (3.51m x 1.83m)

Panel bath, vanity wash hand basin, cupboards and cabinets, illuminated mirror, tiled shower unit, w.c, central heating radiator

### Bedroom 2 11'5" x 10'9" (3.5 x 3.3)

Double glazed, central heating radiator, fitted mirror wardrobe

### Bedroom 3 11'5" x 8'6" (3.5 x 2.6)

Being used as a Study, double glazed, central heating radiator

### Upper Level

Seven steps up to the Lounge

### Magnificent Lounge 20'0" x 15'5" (6.1 x 4.7)

Cathedral style ceiling, stone fireplace breasting, slate hearth, gas fire, 2 central heating radiators, 4 picture lights, double glazed french doors to

### Superb Balcony

Lovely aspect over the gardens and to Anglesey in the distance,

### Inner Landing

Seven steps up to the top level and Landing, double glazed window, fitted bookshelves, large cupboard, space saving fold down loft ladder to

### Excellent Loft Room 20'8" x 8'2" (6.3 x 2.5)

Pitched ceilings, double glazed velux window, access to further attic space

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

Two built in wardrobe cupboards, 3 double glazed windows, central heating radiator, range fitted corner walk-in wardrobes, coved ceilings

### En Suite Jacuzzi Bathroom 12' x 6 (3.66m x 1.83m)

Jacuzzi bath, bidet, w.c, corner shower cubicle and unit, wash hand basin, double glazed, half tiled walls, 2 illuminated mirrors, heated towel rail, distant sea views, coved ceilings, tall vanity cupboard

### Dining Room 15'8" x 11'5" (4.8 x 3.5)

Off the Lounge, central heating radiator, 2 double glazed windows,, central heating radiator, five steps down with glass balustrading to the

### Super Fitted Kitchen Breakfast Room 22'7" x 10'5" (6.9 x 3.2)

Well fitted with a range of limed oak base cupboards and drawers and grey tops, peninsular shaped breakfast table with tiled tops, 2 double glazed windows, tiled floor, dresser style unit with wine rack, leaded door, plate rack, 2 cupboards, 4 ring gas hob unit, cooker extractor hood, built in oven, range of matching wall units, inset ceiling lighting, built in fridge freezer, single drainer sink unit, dishwasher

### Conservatory 13'9" x 10'5" (4.2 x 3.2)

Brick lower walls, windows double glazed, access to the gardens, dado rail, central heating radiator,

### Utility Room 12'9" x 8'10" (3.9 x 2.7)

Tiled floor, plumbing for washing machine, double glazed, single drainer sink unit, wall and base cupboards, personal door to garage

### Cloakroom

W.C, wash hand basin, central heating radiator, double glazed, tiled floor store cupboard

### The Double Garage 17'8" x 15'8" (5.4 x 4.8)

Electric up and over door, power & light, Worcester gas central heating boiler, stainless steel sink unit, double glazed

### The Gardens

The property is approached by a long driveway with turning area into the plot, the front garden laid to lawn with shaped bushes and borders. The lawns extend along the side of the property to the back of the house where there is a sheltered paved patio area, the boundaries enclosed by mature hedges and trees.

### 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)

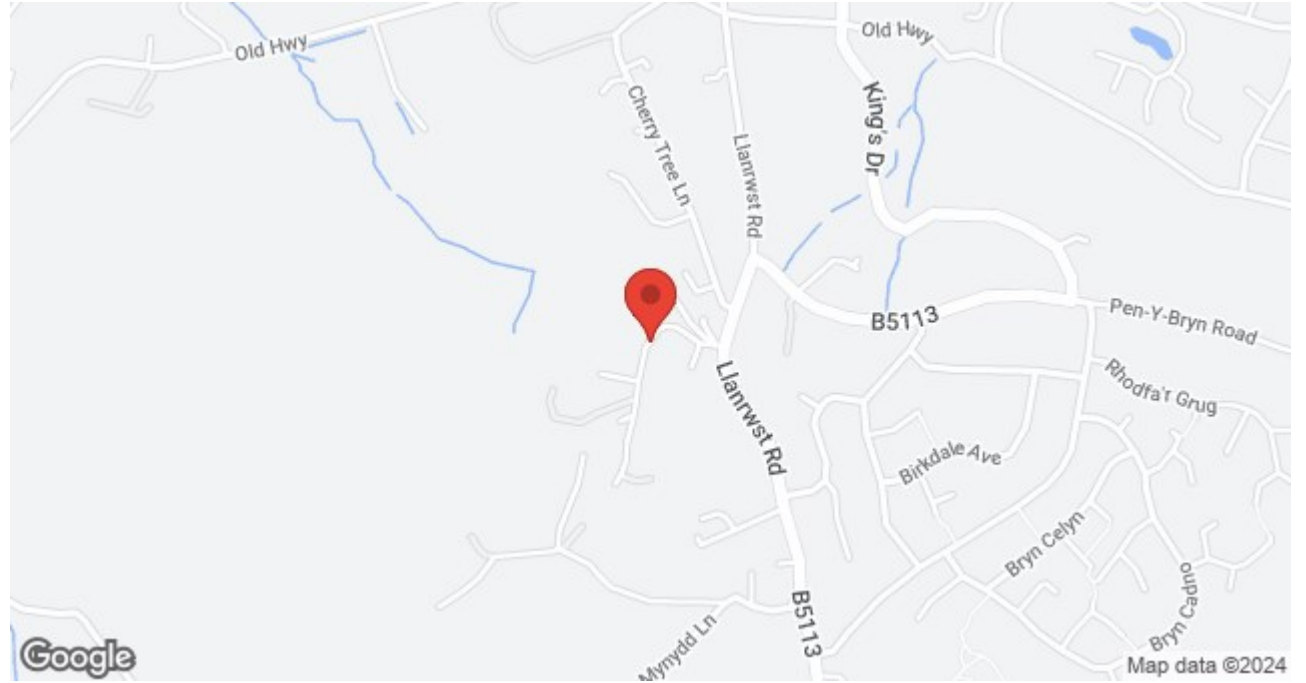
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) to make an appointment for one of our Valuers to call. This is entirely without 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.









AGENTS NOTES;

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.

