



Roseberry Cottage 4 Bwlch Farm Road
Deganwy, North Wales LL31 9YS

Reduced To £299,995



STERLING

ESTATE AGENTS & VALUERS

SUBSTANTIALLY REDUCED FOR READY SALE - Located on the outskirts of the village in a semi-rural position a deceptively spacious 3 BEDROOM SEMI DETACHED HOUSE of character and appeal set in lovely rear gardens and decking backing onto fields. From here there are fine views over the surrounding countryside to LLanrhos. Brick built with roughcast elevations beneath a newly fitted slate roof the accommodation provided briefly comprises FRONT PORCH, HALL, CLOAKROOM, LOUNGE, LIVING ROOM with double doors onto the rear gardens and decking, opening into the KITCHEN, DINING ROOM, CONSERVATORY, BATHROOM, GAS C.H, DOUBLE GLAZING, WIDE DRIVEWAY TO SINGLE GARAGE, OFF ROAD PARKING FOR 3-4 CARS. Despite its quiet position the house is well placed for Deganwy village, Llandudno town centre, access onto the A55 expressway and mainline railway station in Llandudno Junction. Energy Rating D59 Potential B82. Ref CB7683



Front Porch

Brick lower walls, double glazed windows, glazed inner door to

Hallway

Central heating radiator, coved ceilings

Under Stairs Cloaks

W.C, wash hand basin

Front Lounge

11'9" x 11'9" (3.6 x 3.6)

Double glazed leaded window, central heating radiator

Living Room

13'4" x 10'9" (4.07 x 3.3)

Built in pine display cupboard, glazed double doors, pine fireplace surround with marble hearth, central heating radiator

Kitchen

9'11" x 7'6" (3.04 x 2.3)

Single drainer sink unit, plumbing for washing machine, base cupboards and drawers, terrazzo style work top surfaces, 4 ring hob unit, built in double oven, gas central heating boiler, stainless steel cooker hood

Extended Garden Lounge

14'1" x 12'9" (4.3 x 3.9)

Central heating radiator, 2 leaded windows, double glazed velux window, patio doors into

Conservatory

14'1" x 10'2" (4.3 x 3.1)

Brick lower walls, windows double glazed, access onto the gardens

First Floor

Stairway from the Hall to First Floor and Landing, built in cylinder airing cupboard

Bedroom 1

11'9" x 11'9" (3.6 x 3.6)

Double glazed leaded window, wardrobe cupboard with could make a possible en suite

Bedroom 2

12'9" x 8'6" (3.9 x 2.6)

Double glazed, central heating radiator

Bedroom 3

12'5" x 8'2" (3.8 x 2.5)

Central heating radiator, double glazed

Bathroom

8'2" x 5'10" (2.5 x 1.8)

Panel bath, shower unit, screen, tiled walls, wash hand basin on tiled plinth, cupboard below, w.c, double glazed, central heating radiator

The Garage

Wide driveway with plenty of off road parking for 3-4 cars leading to the CONCRETE SECTIONAL GARAGE

The Gardens

Lawned at the front with flower borders, set back from the road. Rear garden laid with composite decking and lawns backing onto farmland having an open aspect over to Llanrhos

AGENTS NOTE

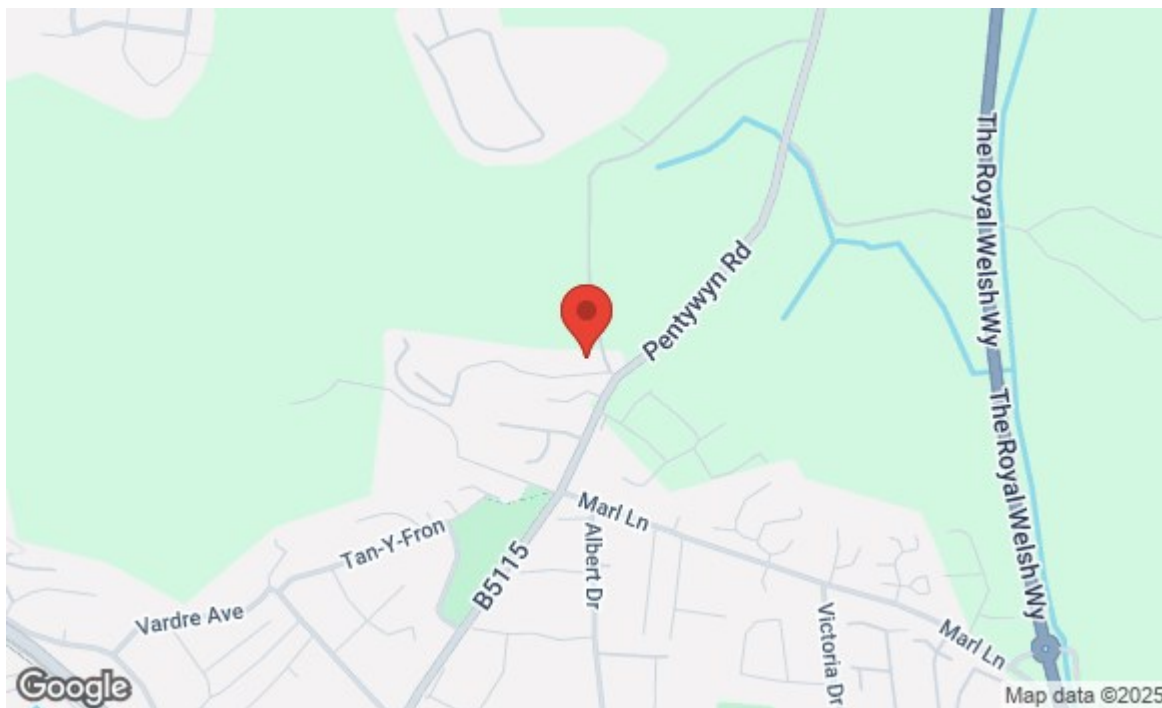
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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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AGENTS NOTES;

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