



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

Asking Price £289,950



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](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.

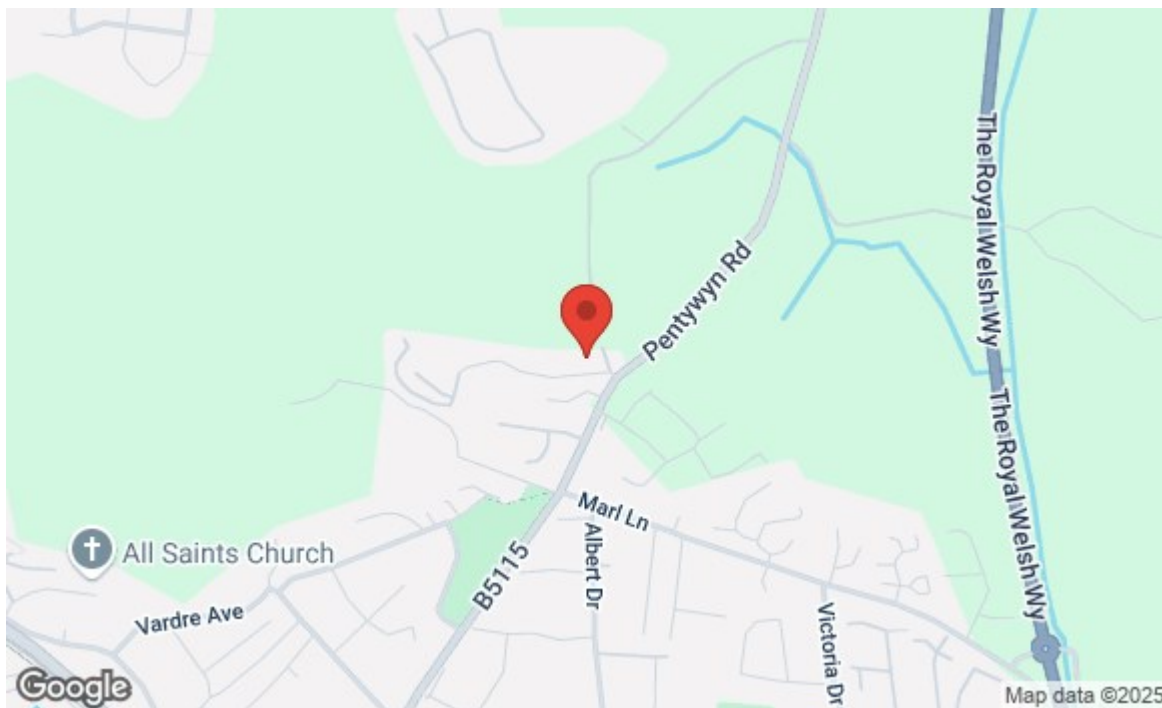












### AGENTS NOTES;

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