



7 Pine Court
Upper Colwyn Bay, Conwy LL28 5YL

Asking Price **£650,000**



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Located at the top of a small cul-de-sac of individual quality homes, off LLanrwst Road, a DETACHED 6 BEDROOM FAMILY RESIDENCE of generous size set in private sunny gardens. Brick built with cement rendered elevations beneath an interlocking tiled roof, the property is double fronted in design, the interior extends to just under 2,000 sq.feet with a lower level off the LONG ENTRANCE HALL and an upper level. On the ground floor is the LARGE LOUNGE, DINING ROOM, FITTED KITCHEN BREAKFAST, UTILITY ROOM. On the upper floor there are 4 BEDROOMS, MASTER EN SUITE and FAMILY BATHROOM. On the lower level are BEDROOMS 5 & 6, SHOWER ROOM and access into the DOUBLE GARAGE. In the popular upper part of the town the property is not far from Ysgol Pen-y-Bryn, Local Store and Restaurant/Inn. Access onto the A55 at the West End is a short drive away. EPC 68D Potential 78C Ref CB7712



Long Entrance Hall 19'10" x 6'2" (6.05 x 1.9)

Coved and artexed ceilings, central heating radiator, double door cupboard, shoe cupboard, double doors into the lounge

Lovely Spacious Lounge 28'6" x 17'4" (8.7 x 5.3)

Double glazed patio doors leading out to the front garden, coved and artexed ceilings, double glazed side window, 2 central heating radiators, marble fireplace with living flame gas fire, 2 wall lights

Dining Room 13'9" x 12'9" (4.2 x 3.9)

Double glazed patio doors leading out to the rear garden, central heating radiator, coved and artexed ceilings

Kitchen Breakfast Room 13'9" x 12'9" (4.2 x 3.9)

Single drainer sink unit, range of oak style base cupboards and drawers with leather effect work top surfaces in cream, double glazed, peninsula breakfast bar, 4 ring gas hob unit, built in electric double oven, cooker extractor hood, wall units, built in fridge and two tall larder/broom cupboards, coved ceilings, 2 central heating radiators

Utility Room 6'10" x 6'9" (2.10 x 2.06)

Tiled floor, plumbing for washing machine, stainless steel sink unit, gas central heating boiler, double glazed back door, central heating radiator

Upper Level

Square landing, coved ceilings, access to loft space, built in cylinder airing cupboard

Master Bedroom 13'2" x 10'2" (4.02 x 3.1)

Two central heating radiators, coved ceilings, fitted wardrobes with 8 doors and a half door, chest drawers, double glazed window enjoying distant sea views

En Suite Shower Room 7'10" x 4'3" (2.4 x 1.3)

Double shower cubicle and unit, vanity wash hand basin, w.c, vanity cupboard, inset ceiling lighting, central heating radiator, double glazed window

Bedroom 2 15'8" x 10'9" (4.8 x 3.3)

Double glazed window to front aspect and distant sea views, 2 central heating radiators, fitted range of wall shelving

Bedroom 3 12'5" x 8'10" (3.8 x 2.7)

Double glazed window to rear garden aspect, central heating radiator

Bedroom 4 10'9" x 10'0" (3.3 x 3.05)

Fitted wardrobe, single bed base, drawers and cupboards below, fitted desk unit with cupboards below, double glazing, central heating radiator

Family Bathroom 8'10" x 8'2" (2.7 x 2.5)

Shower bath, screen and shower unit, vanity wash hand basin, w.c, part tiled walls, double glazed, central heating radiator, coved ceilings, 2 illuminated vanity mirrors

Lower Level

Central heating radiator, door to garage

Bedroom 5 12'9" x 9'2" (3.9 x 2.8)

Fitted 3 door floor to ceiling wardrobe unit, double glazed patio doors to rear gardens, coved ceilings

Bedroom 6 12'9" x 9'6" (3.9 x 2.9)

Central heating radiator, coved ceilings, fitted floor to ceiling 3 door wardrobe unit

Shower Room 7'10" x 3'11" (2.4 x 1.2)

Shower cubicle and unit, vanity wash hand basin, w.c, artexed ceilings, double glazed, central heating radiator

Double Garage 23'7" x 18'8" (7.2 x 5.7)

Wide driveway leading to the integral double garage with 2 up and over doors, power & light laid on

The Gardens

Lovely private rear garden enjoying the sun for most of the day, laid to lawn with flower borders and shrubs, pathways, hedges

AGENTS NOTE

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

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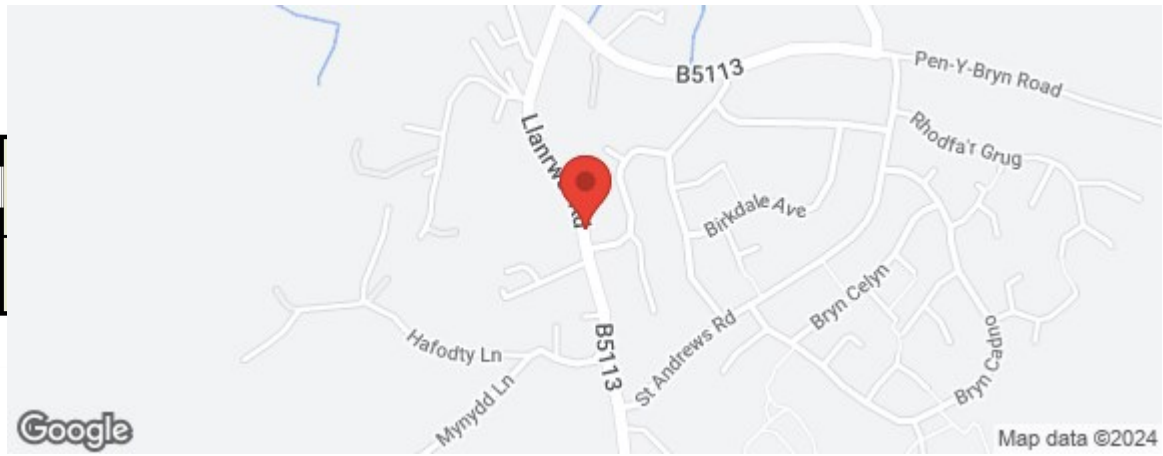
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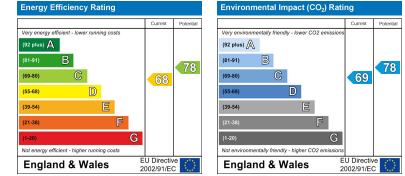


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