



11 Bryn Carrog
Upper Colwyn Bay, North Wales LL29 6DE

Asking Price £369,950



STERLING
ESTATE AGENTS & VALUERS

Undoubtedly occupying one of the best locations in the area, adjoining farmland and overlooking far reaching views over the neighbourhood, to the sea and coastline and distant hills. A surprisingly large DETACHED HOUSE of modern style, for sale for the first time since built back in 2002 arranged on three levels. From the HALLWAY is the LARGE FITTED KITCHEN BREAKFAST ROOM, BATHROOM, UTILITY ROOM and BEDROOM 3. On the UPPER LEVEL is the LARGE LOUNGE and SUN LOUNGE overlooking the panoramic views. On the LOWER LEVEL are 2 BEDROOMS and EN SUITE SHOWER. Outside is the SINGLE GARAGE, AMPLE PARKING and delightful LANDSCAPED GARDENS & WATERFALL. GAS C.H and DOUBLE GLAZING. Awaiting EPC Ref CB7546



Entrance

Double glazed front door to Hallway, central heating radiator, airing cupboard and radiator

Large Fitted Kitchen Breakfast Room

16'0" x 12'9" (4.9 x 3.9)

Glazed double doors off the hall, 2 double glazed windows, cream base cupboards and drawers with wood grain style work top surfaces, peninsular cupboards, central heating radiator, Smeg dishwasher, 4 ring gas hob unit, built in oven, cooker hood

Bedroom 3

8'2" x 7'6" (2.5 x 2.3)

Double glazed, central heating radiator

Utility Room

9'2" x 4'7" (2.8 x 1.4)

Stainless steel sink unit, wall and base cupboards, plumbing for washing machine, central heating radiator, door to garage

Bathroom

7'2" x 5'6" (2.2 x 1.7)

Oval bath, wash hand basin, w.c, double glazed, tiled walls in a cream and peach design, Mira shower, central heating radiator

Upper Level

Large Lounge

22'7" x 14'5" (6.9 x 4.4)

Double glazed picture window overlooking the panoramic views, 2 central heating radiators, fireplace with marble inset and hearth, electric fire

Sun Lounge

8'6" x 5'6" (2.6 x 1.7)

Double glazed, overlooking the panoramic views

Lower Level

Stairway off the Hall to Lower Level and Hall, under stairs cupboard

Master Bedroom

11'5" x 11'1" (3.5 x 3.4)

Double glazed, fitted wardrobes with 5 doors and half robe, (2 mirror doors), 3 and 4 tier chest drawers

En Suite Shower Room

8'2" x 4'11" (2.5 x 1.5)

Walk in shower, w.c, wash hand basin, bidet, double glazed, shaver point & light, central heating radiator

Bedroom 2

21'11" x 8'6" (6.7 x 2.6)

With double glazed sun lounge area, 2 single wardrobe units, central heating radiator, 3 tier chest drawers, 2 cabinets

The Garage

16'0" x 12'1" (4.9 x 3.7)

Single Garage with electric up and over door, power & light laid on, personal door to utility room. Long wide decorative brick driveway and ample parking

The Gardens

These are an absolute delight having been landscaped and well tended by the present owner with lawn areas, well stocked flower beds and borders, honeysuckle, rose trees, trellis arch with climbing clematis. At the side of the house is a Yorkshire stone patio area and next door is a long waterfall with a 2 speed motor set in stone rockeries and flowering plants. This makes a lovely relaxation area overlooking the hill and sea views

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

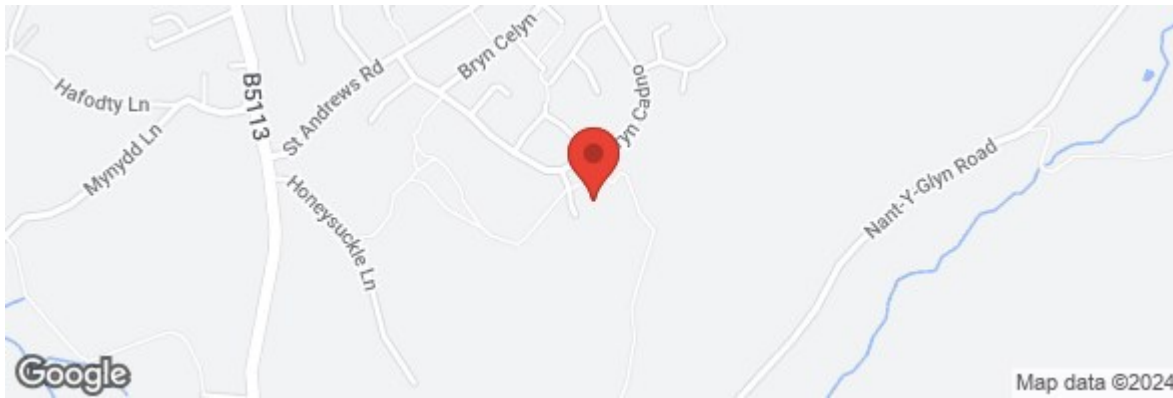
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many 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.







AGENTS NOTES;

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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.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>100% energy efficient - lower running costs</p> <p>91-95% A</p> <p>81-90% B</p> <p>69-80% C</p> <p>55-68% D</p> <p>39-54% E</p> <p>21-38% F</p> <p>1-20% G</p> <p>Not energy efficient - higher running costs</p>		<p>100% environmentally friendly - lower CO₂ emissions</p> <p>81-90% A</p> <p>69-80% B</p> <p>55-68% C</p> <p>39-54% D</p> <p>21-38% E</p> <p>1-20% F</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

