



STERLING

ESTATE AGENTS & VALUERS

**Moranedd Pendre Road, Penrhynside
Llandudno LL30 3BH**



£259,950

Moranedd Pendre Road, Penrhynside, Llandudno LL30 3BH

A character DETACHED DOUBLE FRONTED 3 BEDROOM HOME set slightly above road level in the centre of the village. Of particular note is the LARGE CORRUGATED GARAGE WORKROOM at the back of the property and off road parking for 2 vehicles. At one time the corrugated workroom was used as a newsagents. Today the property comprises a lovely home of appeal. From the upper front bedrooms there are distant views to Rhos and the sea. On the ground floor is a COSY LIVING ROOM with wood burner, LONG UTILITY ROOM & W.C, KITCHEN, UPSTAIRS 3 BEDROOMS & BATHROOM. The house is gas centrally heated and windows double glazed. The village of Penrhynside is located within a short travelling distance to Llandudno, Penrhyn Bay, Rhos-on-Sea and access onto the A55 in Colwyn Bay. Awaiting EPC Ref CB7748

Hall

Quarry tiled floor

Living Dining Room

14'9" x 11'5" (4.5 x 3.5)

Quarry tiled floor, double glazed window, victorian style radiator, stone open fireplace and wood burner, book shelving in alcoves

Rear Utility Room

10'2" x 5'6" (3.1 x 1.7)

Quarry tiled floor, plumbing for washing machine, stainless steel sink unit, oak base cupboards with black work tops, Back door to rear yard, Separate w.c.

Kitchen

9'6" x 8'10" (2.9 x 2.7)

Stainless steel sink unit, Worcester gas central heating boiler, double glazed window, central heating radiator, white base cupboards with wood strip work tops, breakfast bar, dishwasher, cooker extractor hood, brick exposed wall

First Floor

Bedroom 1

14'1" x 7'10" (4.3 x 2.4)

Double glazed window to the front with distant views to the sea, central heating radiator, storage cupboards over the stairs

Bedroom 2

10'2" x 9'2" (3.1 x 2.8)

Double glazed window to the front with distant sea views, central heating radiator

Bedroom 3

8'2" x 6'7" (2.5 x 2.02)

Double glazed, central heating radiator

Bathroom

6'2" x 4'7" (1.9 x 1.4)

Panel bath, heated towel radiator, double glazed velux window, shower mixer taps, pedestal wash hand basin, w.c, half tiled walls

Outside

At the back of the house is an L Shaped Corrugated Garage/Workroom and off road parking for 2 vehicles. To the front of the house is a pretty 'cottage' garden and lower lawn

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.

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			88
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

AGENTS NOTES;

Viewing Arrangements By appointment with Sterling Estate Agents on **01492-534477**
 e mail sales@sterlingstates.co.uk and web site www.sterlingstates.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@sterlingstates.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.sterlingstates.co.uk or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.