



**STERLING**

ESTATE AGENTS & VALUERS

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



**£249,950**



## **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

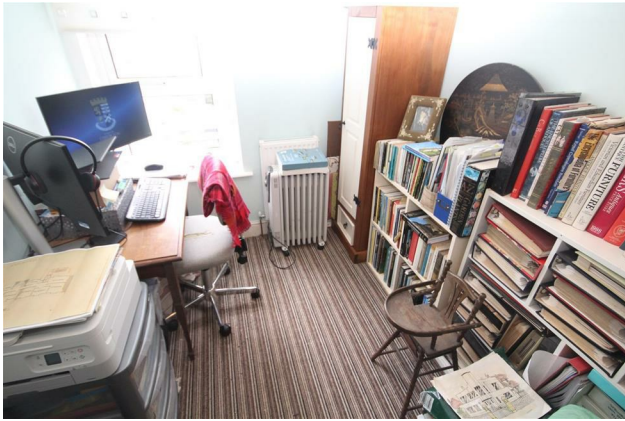
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**AGENTS NOTES;**

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