



**Bryn Eglwys**  
Llangwstenin, Llandudno Junction, North Wales LL31 9JQ

**Offers In The Region Of £545,000**



**STERLING**

ESTATE AGENTS & VALUERS

**A substantial 5 BEDROOM FAMILY RESIDENCE of character and appeal probably constructed around the late 1800,s. The property is set in its own large grounds just off Cystenin Road with off road parking and DOUBLE GARAGE. The gardens are a particular feature comprising of terraced areas, rockeries,2 fish ponds and a large expanse of lawn which borders onto farmland and ideal for children to play. Internally the accommodation provided has been very well maintained by the present owner and briefly affords PORCH, HALLWAY, LARGE 23' THROUGH LOUNGE AND LIVING ROOM which originally were two rooms, 23' DINING FITTED KITCHEN, REAR HALL, UTILITY ROOM AND WASH ROOM. UPSTAIRS THERE ARE 5 BEDROOMS, THE MASTER BEDROOM LEADING ONTO A LONG BALCONY OVERLOOKING THE GARDENS AND DISTANT HILLS, ANOTHER BEDROOM HAS A DRESSING ROOM ALCOVE, FAMILY BATHROOM. The window are double glazed and the house is oil fired centrally heated, The house enjoys a semi-rural location yet only minutes from Mochdre village, access onto the A55 and a short distance to both Llandudno and Colwyn Bay. A lovely family home and gardens. Energy Rating F37 Potential C71 Ref CB7430**



### Double Glazed Front Porch

Glazed pine inner door to Hallway central heating radiator, dado rail

### Large Through Lounge and Living Room

23'7" x 11'9" (7.2 x 3.6)

Open coal fireplace and stone hearth, 2 central heating radiators, coved ceilings, 2 double glazed windows, one a bay window

### Fitted Kitchen and Dining Room

23'7" x 9'6" (7.2 x 2.9)

Double glazed window, central heating radiator, dado rail, coved ceilings, cherry style base cupboards and drawers with cream work top surfaces, wall units, plumbing for dishwasher, part tiled walls and part beamed ceilings, stainless steel sink unit, built in Neff electric hob unit and double oven

### Rear Hall and Utility Room

11'9" x 4'11" (3.6 x 1.5)

Stainless steel sink unit, plumbing for washing machine, double glazed window, double glazed back door, under stairs cupboard, upvc walls

### Separate W.C and Wash Hand Basin

Double glazed window

### First Floor

Stairway from Hall to First Floor and Landing, central heating radiator, dado rail, built in cupboard

### Bedroom 1

16'5" x 14'9" (5.02 x 4.5)

Double glazed window and sliding patio doors leading onto the long BALCONY overlooking the lovely gardens and hills, 2 central heating radiators

### Bedroom 2

11'9" x 11'5" (3.6 x 3.5)

Double glazed window, central heating radiator, arched dressing alcove

### Bedroom 3

11'9" x 11'5" (3.6 x 3.5)

Double glazed window, cast fireplace, central heating radiator

### Bedroom 4

10'9" x 10'5" (3.3 x 3.2)

Central heating radiator, double glazed window

### Bedroom 5

11'5" x 8'2" (3.5 x 2.5)

Or Study, sloping ceiling, double door airing cupboard

### Family Bathroom

11'5" x 5'2" (3.5 x 1.6)

Panel bath and shower taps, wash hand basin, w.c, shower cubicle and unit, central heating radiator and double glazed window

### The Garage

16'4" x 15'1" (5 x 4.6)

Long tarmac driveway off Cystenin Road with parking and turning area leading to the GARAGE with electric up and over door, personal door to rear gardens. High dressed stone boundary wall, Sheltered sunny sitting area if garage not in use, Oil Tank

### The Gardens

These are at the back of the property comprising of terraced areas, steps leading down to two fish ponds, gravel area, fruit trees, rockeries, flowering trees and plants, soft fruits, Outside Store, Shed and Greenhouse. Large expanse of lawn backing onto farmland, ideal children's play area and for football

### AGENT NOTE

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

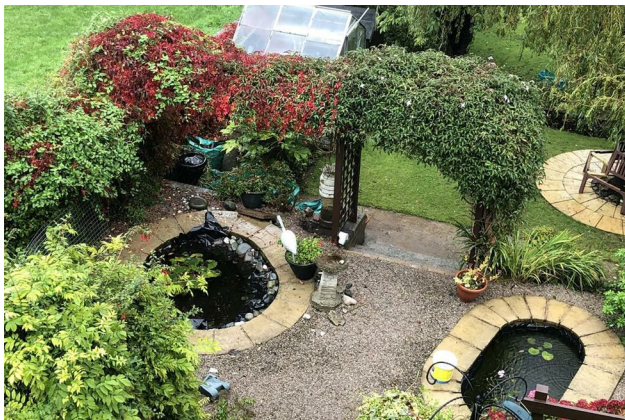
move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - www.sterlingestates.co.uk 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.









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Approximate Gross Internal Area = 155.6 sq m / 1675 sq ft  
 Garage = 20.8 sq m / 224 sq ft  
 Total = 176.4 sq m / 1899 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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AGENTS NOTES;

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**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)

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This is entirely without obligation.

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