



Blue Haze Lon Pendyffryn
Llanddulas, Abergele LL22 8JQ

£500,000



STERLING
ESTATE AGENTS & VALUERS

A most impressive DETACHED 4 or 5 BEDROOM RESIDENCE of quality individually designed resulting in a stunning home offering modern light filled interiors with versatile and flexible living accommodation across 2 floors. Set in landscaped gardens, decking and a double access driveway the interior of the property extends to some 1829 sq. feet. From the principal living rooms and lovely gardens there are far reaching views to the sea. From the Entrance Hall is the Cloakroom, Impressive Galleried Lounge featuring a huge wide bay window and cathedral ceiling, Superb Family Dining Room & Fitted Kitchen, Utility Room, Conservatory, Ground Floor Bedroom and En Suite. On the First Floor there are 3 More Bedrooms and a Study/Bedroom 5 and Modern Shower Room. Outside there is the Integral Garage, ample parking and lovely landscaped gardens. The property is not far from the village centre and access onto the A55 enabling easier commuting to Chester, Liverpool & Manchester. Energy Rating 69C Potential 77C. Council Tax Band G. Ref CB7754



Entrance Hall

Double glazed front door, Birch plank tiled flooring, double glazed window, built in cloaks cupboard

Cloakroom

Wash hand basin, w.c, under floor heating, double glazed, central heating radiator, wall mirror

Impressive Lounge 28'2" x 14'1" (8.6 x 4.3)

Featuring a 'Cathedral' style ceiling and galleried landing, stone fireplace and brick opening, remote control living gas fire, under floor heating, deep wide double glazed bay window

Family Dining Room Fitted Kitchen

21'3" x 11'9" (6.5 x 3.6)

Fitted with a range of Maple style base cupboards and drawers, peninsular cupboards and breakfast bar, 'Silestone quartz' work top surfaces, stainless steel sink unit, wall units, pelmet lighting, Belling 5 ring gas and 2 electric oven cooking range, stainless steel splash back and cooker extractor hood, inset ceiling lighting, double glazed window and french doors to side patio garden

Utility Room

Plumbing for washing machine, base cupboards and drawers with marble design work top surfaces, double glazed door, wall cupboards

Conservatory 13'3 x 12'6 (4.04m x 3.81m)

Approached off the family room through 3 plate glass folding concertina frameless doors, brick lower walls, windows double glazed

Ground Floor Bedroom 13'1 x 12'6 (3.99m x 3.81m)

Double glazed window, under floor heating

En Suite Bathroom 9'3 x 8'7 (2.82m x 2.62m)

Panel bath, shower mixer taps, vanity wash hand basin, w.c, half panelled walls, double glazed window, under floor heating, fan heater, shaver point

First Floor

Galleried Landing, deep built in store cupboard

Bedroom 1 16'0" x 9'6" (4.9 x 2.9)

Central heating radiator, 2 double glazed windows

Bedroom 2 11'9" x 11'5" (3.6 x 3.5)

Double glazed window to the side, central heating radiator

Bedroom 3 11'9" x 6'10" (3.6 x 2.1)

Fitted 3 double door wardrobe units (2 with mirror doors), double glazed window, central heating radiator, 3 door wardrobe unit (1 mirror door)

Study or Bedroom 5 16'0" x 8'10" (4.9 x 2.7)

5 steps down from the landing, central heating radiator, double glazed window, 2 high double glazed triangular shaped windows,

Integral Double Garage

Roller shutter door, sink unit, power & light laid on, gas central heating boiler, double access driveway and off road parking

The Gardens

The property stands in beautifully kept landscaped gardens with lawns, established bushes, composite fencing and hedges for privacy, flower beds and rockeries. To the side of the house is the curved paved patio with balustrading. Gentle steps lead up to the timber decking with balustrading, from here there are distant views to the sea.

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
69	77	71	77

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Not energy efficient - Higher running costs Not environmentally friendly - Higher CO₂ emissions
EU Directive 2002/91/EC EU Directive 2002/91/EC

