



61 Llannerch Road West
Rhos-on-Sea, Colwyn Bay LL28 4AS

Asking Price £395,000



STERLING

ESTATE AGENTS & VALUERS

Not only an internal inspection will fully appreciate the meticulously appointed and decorated interior but the extensive accommodation provided which extends to some 203 sq metres (2185 sq. feet) and arranged on three floors. The house is truly immaculately presented, ready to walk into and superbly updated by the present owners. From the ENTRANCE HALL is the FRONT DINING ROOM. At the back of the house is the LARGE OPEN PLAN FAMILY LIVING and FITTED KITCHEN with access onto the BALCONY DECKING. Upstairs there are 4 BEDROOMS and a MODERN BATHROOM & SHOWER. Off the rear elevation is the GARDEN STUDIO ROOM, GYM, LARGE UTILITY/KITCHEN & SHOWER ROOM. The rear garden is a lovely feature being south facing, laid to lawn, decking and sitting area. Electric car charging point. In a popular residential road of similar family homes the property is a short distance to the West End shops and access onto the A55. Rhos-on-Sea village and promenade is a 5 minute drive. Energy Rating D65 Potential B83. Council Tax Band E Ref CB7767



Reception Hall 16'2 x 9'6 (4.93m x 2.90m)
Parquet flooring, double glazed front door, dado rail, central heating radiator, coved ceilings, under stairs cupboard

Front Lounge 14'8 x 14'1 (4.47m x 4.29m)
Double glazed square bay window, central heating radiator, coved ceilings, feature fireplace opening

Superb L shaped Open Plan Living Room and Kitchen

Living Room 16'8 x 13'3 (5.08m x 4.04m)
Wood grain design flooring, fitted wood burner, central heating radiator, inset ceiling lighting, fitted shelving in alcoves, double glazed bay window and french doors leading onto the balcony decking

Fitted Kitchen Breakfast Room 17'9 x 10'4 (5.41m x 3.15m)
Range of white base cupboards and drawers with marble design work top surfaces, wide pan drawers, island unit with wood strip work tops, wood grain flooring, single drainer sink unit, 2 double glazed windows, built in dishwasher, larder units, space for fridge freezer, concealed illuminated extractor, 7 ring gas range, Worcester gas central heating boiler, central heating radiator, inset ceiling lighting, star-lighting on base cupboards

First Floor
Stairway off the Hall to First Floor and Landing

Bedroom 1 14'3 x 13'9 (4.34m x 4.19m)
Double glazed square bay window, central heating radiator

Bedroom 2 13'9 x 13'3 (4.19m x 4.04m)
Double glazed, central heating radiator

Bedroom 3 10'9 x 8'5 (3.28m x 2.57m)
Double glazed, central heating radiator

Bedroom 4 9'7 x 9'6 (2.92m x 2.90m)
Double glazed, central heating radiator

Bathroom 9'2 x 7'4 (2.79m x 2.24m)
Beautifully appointed with white suite of oval bath, walk in shower, vanity wash hand basin, w.c, heated towel radiator, double glazed window, half tiled walls in grey

Garden Studio Room 18'9 x 12'10 (5.72m x 3.91m)
Off the rear elevation, double glazed french doors, central heating radiator, under floor store, inset ceiling lighting

Gym/Playroom 14'1 x 12'7 (4.29m x 3.84m)

Large Utility Room/Laundry/Kitchen 10'3 x 9'9 (3.12m x 2.97m)
Stainless steel sink unit, plumbing for washing machine, double glazed, tiled floor, base cupboards and black work top surfaces

Shower Room 9'6 x 6'3 (2.90m x 1.91m)
Shower cubicle and unit, wash hand basin, w.c, central heating radiator, tiled floor and walls

Outside
Driveway at the side of the house with ample parking and room for a garage subject to planning. Ornamental front garden laid with grey slate chippings.

The Rear Garden
Lovely south facing rear garden with covered decking under the balcony, sitting area, lawns, borders and trees, crazy paved pathway, established hedges form the side boundaries.

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.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower heating costs 83	Very energy efficient - lower heating costs 83	Very environmentally friendly - lower CO ₂ emissions 76	Very environmentally friendly - lower CO ₂ emissions 83
Energy efficient - lower heating costs 65	Energy efficient - lower heating costs 65	Environmentally friendly - lower CO ₂ emissions 76	Environmentally friendly - lower CO ₂ emissions 83
Decent energy efficiency - lower heating costs	Decent energy efficiency - lower heating costs	Decent environmental friendliness - lower CO ₂ emissions	Decent environmental friendliness - lower CO ₂ emissions
Not energy efficient - higher heating costs	Not energy efficient - higher heating costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
England & Wales EU Directive 2002/91/EC	England & Wales EU Directive 2002/91/EC	England & Wales EU Directive 2006/12/EC	England & Wales EU Directive 2006/12/EC

AGENTS NOTES;

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