

A quite exceptional Detached 3 or 4 bedroom family residence of excellent size, extending to some 183 sq.metres. The property is set in large established gardens in one of the sought after addresses in Rhos-on-Sea, within easy reach of the local shops, cafes, beach and promenade. The shops in the West End of Colwyn Bay and access onto the A55 are also within easy reach. From the FRONT PORCH is the HALLWAY, SHOWER ROOM & W.C, GROUND FLOOR STORE, LARGE LOUNGE, EXTENDED DINING ROOM, FITTED KITCHEN BREAKFAST ROOM, UTILITY ROOM & STORE. FIRST FLOOR 2 BEDROOMS, STUDY/DRESSING ROOM, LOFT ROOM, WALK IN STORE, SHOWER ROOM. Outside there is the INTEGRAL GARAGE, CAR PORT, OFF ROAD PARKING and lovely gardens with SUMMER HOUSE. Gas central heating, double glazing. Council Tax Band F. Energy Rating 68D Potential 77C. Freehold. Ref CB7781







## **Entrance Porch**

Double gazed front door to Porch, door to garage, glazed inner door to hall

# Hallway

Coved ceilings, under stairs cupboard, 2 central heating radiators

### Large Lounge 18'11 x 14 (5.77m x 4.27m)

Lovely spacious room with double glazed bow window to front aspect, 2 central heating radiators, coved ceilings, marble fireplace and hearth with electric fire fitted, sliding glazed doors to dining room

#### **Extended Dining Room** 14'10" x 11'6" (4.53 x 3.51)

Central heating radiator, coved ceilings, 2 double glazed leaded french doors

# **Superb Fitted Kitchen Breakfast Room**

14'3 x 12'8 (4.34m x 3.86m)

Well fitted with a range of white base cupboards and drawers and black work top surfaces, single drainer sink unit, larder cupboard, double glazed window, part mosaic tiled walls, built in dishwasher, peninsular breakfast bar, Belling 7 ring gas range and cooker extractor hood, glazed units, pelmet lighting, central heating radiator fridge freezer

### **Utility Room** 8' x 7'6 (2.44m x 2.29m)

Stainless steel sink unit, plumbing for washing machine, tiled floor, central heating radiator, fitted cupboard and wall units, gas central heating boiler

**Store Room** 4'9 x 4'3 (1.45m x 1.30m)

### Separate W.C 5'5 x 2'10 (1.65m x 0.86m)

Tiled walss, heated towel radiator, wash hand basin, double glazed

### **Shower Room** 7'6 x 5'5 (2.29m x 1.65m)

Quadrant shower cubicle and unit, vanity wash hand basin, w.c, central heating radiator, tiled beige floor and walls, double glazed window, heated towel radiator, mirror cabinet

# **Ground Floor Bedroom** 14'6 x 11'10 (4.42m x 3.61m)

Double glazed window, central heating radiator, fitted 6 the other side of the property is a second sunny and wardrobe units, 4 tier chest, 2 single robes, 5 top cupboards, 2 cabinets

## **First Floor**

Landing, central heating radiator, double glazed, airing cupboard and radiator

### 12'9 x 9' (3.89m x 2.74m) Bedroom 2

Double glazed leaded window, fitted wardrobe cupboard, dressing table, central heating radiator

Study 7'5 x 7'1 (2.26m x 2.16m)

Loft Room/Bedroom 3 15'9 x 12'2 (4.80m x 3.71m) Roof void cupboards, 2 double glazed velux windows

Walk in Roof Void Store 11'6 x 7'2 (3.51m x 2.18m) Or Dressing Room

**Loft Room/Bedroom 3** 14'10 x 11'10 (4.52m x 3.61m) Fitted 4 double door wardrobe units and top cupboards. double glazed window, central heating radiator

**Useful Store Cupboard** 14'6 x 4'1 (4.42m x 1.24m)

### **Shower Room** 7'11 x 5'6 (2.41m x 1.68m)

Quadrant shower cubicle and unit, central heating radiator, vanity wash hand basin, w.c. heated towel radiator, double glazed, tiled walls and floor, wall mirror

**Store Room Cupboard** 6' x 2'8 (1.83m x 0.81m)

The Garage 16'9 x 7'11 (5.11m x 2.41m)

**Car Port** 

## **The Gardens**

The property stands in beautifully landscaped and well stocked gardens with modern block paved drive and plenty of off road parking as well as the garage and car port. The gardens are mainly laid to lawn with borders containing mature shrubs and trees. To thee side of the

garden is a flagged patio area and SUMMER HOUSE, to landscaped garden, laid to lawn surrounded by a beech hedge with access to a shed.

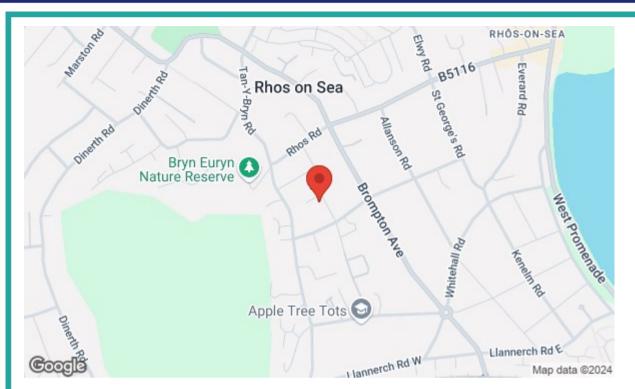
## **AGENTS NOTE**

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 These sites could well find a buyer for your own home.







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