



6 Lllys Y Dderwen
Betws-yn-Rhos, Abergelle LL22 8AQ

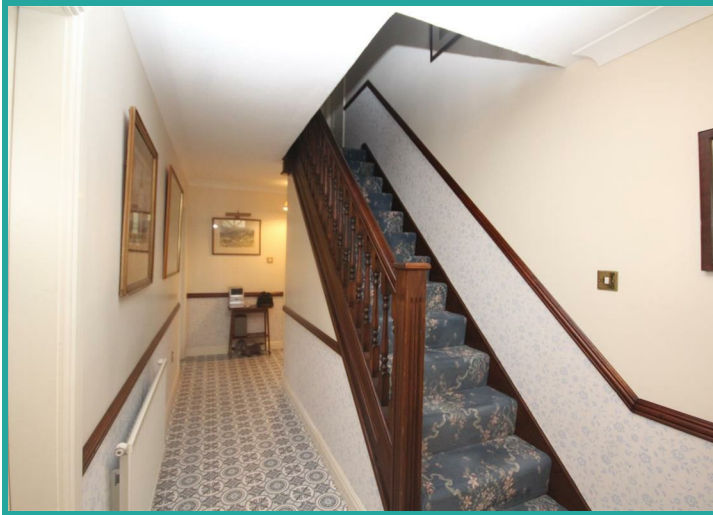
£419,950



STERLING

ESTATE AGENTS & VALUERS

A DETACHED 4 BEDROOM EXECUTIVE HOME of modern style located in the heart of the picturesque village of Betws-yn-Rhos. The village lies inland between the coastal towns of Abergelle and Colwyn Bay, in the heart of unspoilt countryside and offers a Shop/Post Office, Golf Course, Primary School and Restaurant/Country Inn. The accommodation provided is well planned and spacious comprising HALLWAY, CLOAKROOM, LARGE LOUNGE, DINING ROOM, FITTED KITCHEN BREAKFAST ROOM, LARGE UTILITY, MASTER BEDROOM EN SUITE, FAMILY BATHROOM, DOUBLE GARAGE, GAS C.H, DOUBLE GLAZING. Of particular note are the delightful private gardens, well stocked and further OFF ROAD PARKING, ideal for a motorhome. Council Tax Band F, Energy Rating 75C Potential 97A. Freehold. Ref CB7773



Entrance Hall

Double glazed front door, Hall, dado rail, central heating radiator, coved ceilings, under stairs cupboard

Cloakroom

W.C and wash hand basin

Large Lounge 15'10" x 12'1" (4.85 x 3.69)

A lovely room with double glazed leaded window to front aspect, coved ceilings, decorative fireplace surround with marble back and hearth, open coal fire, coved and artexed ceilings, central heating radiator, glazed double doors to

Dining Room 16'1" x 11'6" (4.92 x 3.51)

Decorative fireplace surround with white marble inset and hearth, dado rail, coved ceilings, 2 central heating radiators

Fitted Kitchen Breakfast Room

12'2" x 10'11" (3.73 x 3.34)

Stainless steel sink unit, range of light oak base cupboards and drawers, work top surfaces, Bosch electric double oven, 2 double glazed windows, central heating radiator, wall units, 4 ring electric hob unit, central heating radiator, dado rail, Bosch dishwasher, cooker extractor canopy, Karndean flooring

Large Utility Room

Karndean wood grain design flooring, dado rail, central heating radiator, stainless steel sink unit, double glazed window, plumbing for washing machine

First Floor

Stairway off the Hall to First Floor and Landing, double glazed leaded window, dado rail, central heating radiator, cylinder airing cupboard

Bedroom 1 13'6" x 12'1" (4.13 x 3.69)

Double glazed window, central heating radiator, 2 double door wardrobe units, top cupboards, side cabinets and dressing table, coved ceilings

En Suite Shower Room 6'5" x 5'6" (1.98 x 1.70)

Shower cubicle and unit, shaver point, tiled walls, w.c, wash hand basin, Karndean flooring, heated towel radiator, double glazed

Bedroom 2 13'3" x 9'7" (4.06 x 2.94)

Double glazed, central heating radiator

Bedroom 3 11'5" x 8'3" (3.5 x 2.52)

Double glazed, central heating radiator

Bedroom 4 9'8" x 7'6" (2.96 x 2.31)

Double glazed, central heating radiator

Family Bathroom 7'7" x 7'5" (2.32 x 2.28)

Twyford suite in Whisper Grey with panel bath, pedestal wash hand basin, w.c, tiled walls, central heating radiator, shaver point

Double Garage 18'9 x 18'4 (5.72m x 5.59m)

2 car double garage with up and over door, power and light, gas central heating boiler

The Gardens

These are a delightful feature of the house being well stocked, private and sunny. Lawns, colourful flower borders and rockery beds, kitchen garden area, ornamental pond, paved patio, garden shed with electric laid on. To the side of the house is a gated driveway, ideal for a motorhome or caravan

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

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AGENTS NOTES;
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