



3 Yr Helyg  
Colwyn Bay, Conwy LL29 8RZ

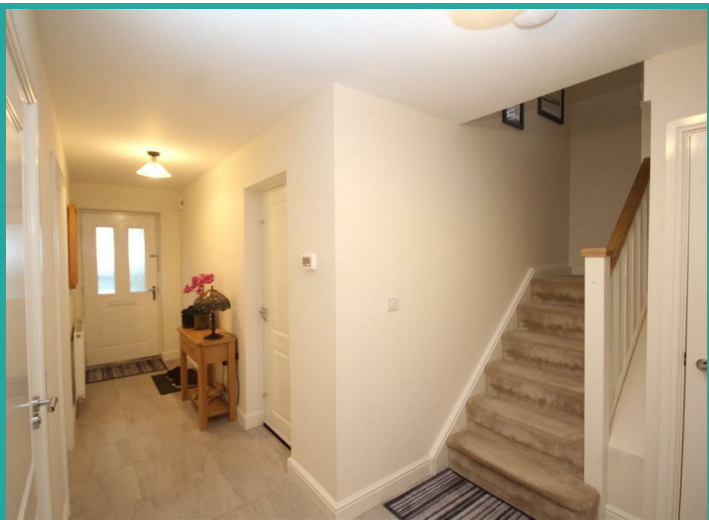
£450,000



**STERLING**

ESTATE AGENTS & VALUERS

A truly outstanding and highly specified DETACHED 4 BEDROOM EXECUTIVE HOME arranged on three floors and situated along a small private access road. During the construction of the property some two years ago, for additional cost to the original purchase price of £429,950 Anwyl Homes added many quality extras in addition to the standard build. Since taking occupation the current owner has also upgraded the internal fixtures and fittings, floor coverings and garden landscaping to an exceptionally high standard resulting in a family home ready to walk into and immaculately presented throughout. Its position on the development is one of the best, set above road level having an open aspect to the front and fields at the back of the house. From the HALLWAY is BEDROOM 4, CLOAKROOM, WC, LARGE UTILITY ROOM, PLAYROOM/GYM. On the First Floor is the LARGE LOUNGE at the front, SUPERB FITTED QUALITY KITCHEN DINING ROOM with access onto the rear gardens and a WC. On the top floor is the MASTER BEDROOM with EN SUITE, BEDROOMS 2 & 3 and FAMILY BATHROOM. There is an INTEGRAL GARAGE, DOUBLE GLAZING, and GAS C.H. Energy Rating 85B potential 93A, Council Tax Band F. Freehold. All properties on the estate pay a grounds maintenance charge which is currently £247.63 PA. One of the finest modern homes in the area. Ref CB7802



## Entrance

Double glazed front door

## Hallway

Tiled floor, central heating radiator, under stairs cupboard, personal door to garage

## Ground Floor Bedroom

12'1 x 7'11 (3.68m x 2.41m)

Central heating radiator, double glazed window with louvre window shutters fitted

## Ground Floor Leisure Room

12'1 x 8' (3.68m x 2.44m)

Central heating radiator, oak grain design flooring, double door mirror wardrobe unit

## Cloakroom

Pedestal wash hand basin, w.c., tiled floor, central heating radiator, double glazed window with louvre window shutters fitted

## Utility Room

11'7 x 7'11 (3.53m x 2.41m)

Range of sage green base cupboards with quartz granite work tops, plumbing for washing machine, single drainer sink unit, wall units, tiled floor gas central heating boiler, central heating radiator

## First Floor

Landing

## Cloakroom

6'6 x 3'4 (1.98m x 1.02m)

W.C, wash hand basin, double glazed window with louvre window shutter fitted, central heating radiator

## Large Lounge

21' x 14'3 (6.40m x 4.34m)

Oak grain style flooring, 2 double glazed window to front aspect with louvre window shutters fitted, lovely aspect over the front and distant views, 2 central heating radiators

## Superb Fitted Kitchen Dining Room

22' x 13'7 (6.71m x 4.14m)

Full range of base cupboards and drawers in sage

green with quartz granite work top surfaces, one and a half bowl stainless steel sink, double glazed window with louvre window shutter fitted, double glazed french doors leading onto the lovely gardens, matching island unit with pan drawers, 5 ring gas hob unit, electric double oven, stainless steel cooker hood, granite splash back, built in dishwasher and fridge freezer

## Top Floor

Landing with built in linen cupboard

## Landing

Double glazed window and louvre window shutter fitted, central heating radiator

## Master Bedroom

14'1 x 12 (4.29m x 3.66m)

Double glazed french doors to front Juliet balcony overlooking the distant views, central heating radiator, fitted double door wardrobe

## En Suite

9'6 x 4'7 (2.90m x 1.40m)

Shower cubicle and unit, w.c, heated towel radiator, double glazed window with louvre window shutter fitted, wash hand basin, wall mirror, tiled walls and floor in a grey design

## Bedroom 3

11'9 x 11'9 (3.58m x 3.58m)

Double glazed window with louvre window shutter fitted, double door mirror wardrobe, central heating radiator

## Bedroom 4

9'10 x 8'4 (3.00m x 2.54m)

Double glazed window with louvre window shutter fitted, central heating radiator

## Bathroom

6'11" x 6'0" (2.11 x 1.83)

Panel bath, fitted shower and screen, pedestal wash hand basin, w.c, heated towel radiator, grey design tiled walls and floor, shaver point, double glazed window with louvre shutter fitted

## The Garage

Wide driveway with parking space for 2 cars leading to the Integral Garage with up and over door, power & light laid on

## The Gardens

At the back of the house the garden is laid with a grey patio area, lawns, not overlooked enclosed by timber fencing, Garden Shed. Small manageable front garden, steps at the side of the house up to the rear garden

## 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.











**AGENTS NOTES;**  
 Viewing Arrangements By appointment with Sterling Estate Agents on  
**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)

**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](mailto: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](http://www.sterlingestates.co.uk) or alternatively [www.guildproperty.co.uk](http://www.guildproperty.co.uk)  
 These sites could well find a buyer for your own home.

