

**Mountain View 11 Rosebery Avenue, Craig-y-Don
Llandudno LL30 1TF**



£335,000

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Occupying a convenient level position, a deceptively spacious SEVEN BEDROOM SEMI DETACHED EDWARDIAN FAMILY HOME, SITUATED CLOSE TO CRAIG Y DON PARK AND SHOPS AND WITHIN EASY ACCESS OF THE PROMENADE. Of particular note is the GARAGE at the back of the house with LOFT and OUTSIDE STORE, also OFF ROAD PARKING in the front. All in well presented order the accommodation briefly affords FRONT PORCH, HALLWAY, CLOAKROOM, LARGE LOUNGE, DINING LIVING ROOM, FITTED KITCHEN BREAKFAST ROOM. ON THE FIRST FLOOR ARE 4 BEDROOMS AND SHOWER ROOM. THE TOP FLOOR HAS 3 MORE BEDROOMS AND DRESSING ROOM. Six of the bedrooms have wash hand basins. Gas central heating and double glazing. The house is not far from Crag-y-Don Junior School, Doctors Surgery and a short distance into Llandudno Town Centre and Retail Park. Council Tax Band E, Freehold. Energy Rating 61D Potential 79C Ref CB7832

Front Porch

Double glazed front door, glazed inner door and leaded panel

L Shaped Hallway

Double glazed, coved ceilings, under stairs cupboard

Cloakroom

W.C, wash hand basin, double glazed

Large Lounge

18'0" x 15'1" (5.5 x 4.6)

Double glazed bay window, south facing, 2 central heating radiators, marble fireplace with living flame gas fire, coved ceilings

Dining Living Room

13'9" x 11'5" (4.2 x 3.5)

Double glazed, central heating radiator, coved ceilings

Kitchen Breakfast Room

17'4" x 9'6" (5.3 x 2.9)

Range of white gloss style base cupboards and drawers with granite work top surfaces, grey wall units, Neff electric oven and 4 ring gas hob unit, matching splash back, stainless steel cooker hood, pan drawers, 2 double glazed windows, stainless steel sink and granite drainer

First Floor

Two part stairway from Hall to First Floor and Landing

Bedroom 1

15'8" x 12'5" (4.8 x 3.8)

Double glazed window to front aspect, south facing, central heating radiator, vanity wash hand basin

Bedroom 2

14'5" x 11'5" (4.4 x 3.5)

Double glazed, central heating radiator, vanity wash hand basin

Bedroom 3

12'5" x 9'2" (3.8 x 2.8)

Double glazed window, vanity wash hand basin, central heating radiator, built in cupboard

Bedroom 4

9'2" x 8'6" (2.8 x 2.6)

Double glazed, central heating radiator

Shower Room

7'10" x 6'9" (2.4 x 2.08)

Walk in double shower cubicle and unit, vanity wash hand basin, double glazed, airing cupboard and gas central heating boiler, Separate w.c, double glazed

Top Floor

Bedroom 5

15'8" x 10'2" (4.8 x 3.1)

Central heating radiator, roof void cupboard, double glazed, Walk in Dressing Room off, vanity wash hand basin

Bedroom 6

12'9" x 9'11" (3.9 x 3.04)

Double glazed, wash hand basin, central heating radiator, roof void cupboard

Bedroom 7

11'9" x 9'6" (3.6 x 2.9)

Central heating radiator, wash hand basin, skylight window

The Garage

16'0" x 11'5" (4.9 x 3.5)

At the back of the house is a brick built GARAGE (originally stables) with electric roller shutter door, power and light, personal door, storage loft area, access via Primrose Passageway, Garden Store and W.C

The Gardens

Off road parking in front off the house, ornamental flagged rear garden with flower borders

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	61	79
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
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