



STERLING

ESTATE AGENTS & VALUERS

**4 Pen Tir, Penrhyn Bay
Llandudno LL30 3RH**



Asking Price £365,000

4 Pen Tir, Penrhyn Bay, Llandudno LL30 3RH

Located in the highly sought-after Penrhyn Beach Development in Penrhyn Bay, a THREE BEDROOM DETACHED HOUSE not far from village amenities, golf course and promenade. The property stands in a good sized plot with driveway and parking, single garage and lawn gardens with water feature at the back. Deceptively spacious the property briefly affords ENTRANCE PORCH, HALLWAY, WET ROOM, L SHAPED LOUNGE & DINING ROOM, KITCHEN, LARGE CONSERVATORY, GROUND FLOOR BEDROOM. FIRST FLOOR 2 DOUBLE BEDROOMS & BATHROOM. Outside driveway with PARKING and SINGLE GARAGE. The house is gas centrally heated and windows double glazed. The village of Penrhyn Bay is well placed between Llandudno and Colwyn Bay. Council Tax Band F, Tenure Freehold. Awaiting EPC. Ref CB7841

Entrance Porch

Double glazed front door, tiled floor, double glazed inner door

Hallway

Laminate flooring, central heating radiator, under stairs cupboard

Wet Room

6'2" x 4'3" (1.9 x 1.3)

Wash hand basin, w.c, Mira shower unit, tiled walls, leaded double glazed window

L Shaped Lounge and Dining Room

21'7" x 11'9" and 21'3" (6.6 x 3.6 and 6.5)

Fireplace surround with electric fire, 3 double glazed leaded windows, laminate flooring, 3 central heating radiator, coved ceilings

Kitchen

11'5" x 9'10" (3.5 x 3.02)

Cream gloss style base cupboards and drawers with brown marble effect work top surfaces, double glazed leaded window, built in oven and microwave, 4 ring gas hob unit, stainless steel sink unit, stainless steel cooker hood, pan drawers

Built on Conservatory

17'0" x 7'2" and 9'6" (5.2 x 2.2 and 2.9)

Laminate flooring, stainless steel sink unit, plumbing for washing machine, double glazed door to gardens, central heating radiator

Bedroom 3

9'10" x 7'10" (3.02 x 2.4)

Central heating radiator, built in double door wardrobe, double glazed window and french doors

First Floor

Stairway from the Hall to First Floor and Landing, built in airing cupboard housing the gas central heating boiler

Bedroom 1

12'5" x 10'9" (3.8 x 3.3)

Double glazed window, roof void storage area, central heating radiator, walk in wardrobe, double door mirror wardrobe cupboard

Bedroom 2

11'1" x 10'9" (3.4 x 3.3)

Double glazed leaded window, double door mirror wardrobe cupboard, two roof void storage, sea views, central heating radiator

Bathroom

8'6" x 6'2" (2.6 x 1.9)

Panel bath, Mira shower unit, double glazed leaded window, tiled walls, vanity wash hand basin, w.c, mirror cabinet

The Garage

29'10" x 9'2" (9.1 x 2.8)

Wide concrete driveway with plenty of off road parking leading to the LONG GARAGE with electric up and over door, power & light laid on, personal door

The Gardens

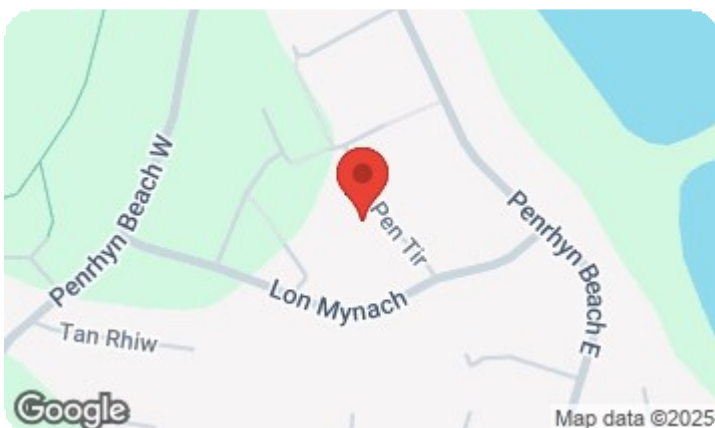
Ornamental front garden laid with patio flag stones. Rear garden laid with lawn, flower borders and beds, water feature, covered sitting area, paved patio area

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
70	83
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 EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
72	83
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
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