



**STERLING**

ESTATE AGENTS & VALUERS

**25 Rhys Evans Close, Penrhyn Bay  
Llandudno LL30 3FJ**



**£299,995**

## 25 Rhys Evans Close, Penrhyn Bay, Llandudno LL30 3FJ

This modern DETACHED HOUSE on Rhys Evans Close offers a delightful blend of comfort and convenience perfect for families or those seeking extra space with 3 well-proportioned BEDROOMS, including a MASTER EN SUITE BATHROOM, EXCELLENT CONSERVATORY, CLOAKROOM & FAMILY BATHROOM. The house is situated within a popular residential development, making it an ideal choice for those who appreciate a friendly community atmosphere. Residents will benefit from the proximity to local shops, ensuring that everyday necessities are just a short stroll away. Additionally, the nearby Primary School and Welsh School adds to the appeal for families looking to provide their children with a quality education in a nurturing environment. The property's location between Colwyn Bay and Llandudno means that you can easily explore the beautiful coastline and enjoy a variety of leisure activities, from beach walks to shopping and dining. Tenure Freehold, Energy Rating 73C. Potential 84B. Council Tax Band D. Ref CB7803

### Entrance Hall

Laminate flooring, coved ceilings, central heating radiator

### Cloakroom

W.C, wash hand basin, tiled floor, double glazed, tiled walls

### Lounge

15'5" x 11'1" (4.7 x 3.4)

Double glazed square bay window, coved and artexed ceilings, central heating radiator, decorative fireplace surround with marble back and hearth, electric fire

### Dining Room

10'5" x 8'10" (3.2 x 2.7)

Laminate flooring, central heating radiator, coved and artexed ceilings, double glazed patio doors to

### Conservatory

11'1" x 8'10" (3.4 x 2.7)

Five sided room, brick lower walls, windows double glazed, laminate flooring

### Kitchen Breakfast Room

12'5" x 8'6" (3.8 x 2.6)

Single drainer sink unit, tiled floor, maple style base cupboards and drawers with cream work top surfaces, Zanussi dishwasher, 4 ring gas hob unit, built in double oven, double glazed window, central heating radiator, tiled walls, wall units, cooker extractor hood, under stairs cupboard

### Utility Room

8'6" x 4'11" (2.6 x 1.5)

Single drainer sink unit, tiled floor, plumbing for washing machine, gas central heating boiler, wall cupboards, central heating radiator

### First Floor

Landing

### Bedroom 1

13'5" x 11'1" (4.1 x 3.4)

Double glazed square bay window, central heating radiator, 3 fitted wardrobe units and double door wardrobe

### Bedroom 2

11'1" x 8'10" (3.4 x 2.7)

Double glazed, central heating radiator, laminate flooring

### Bedroom 3

8'10" x 6'10" (2.7 x 2.1)

Double glazed, central heating radiator

### Bathroom

6'10" x 5'10" (2.1 x 1.8)

Panel bath, shower taps, tiled floor, pedestal wash hand basin, w.c, central heating radiator, shaver point, cylinder airing cupboard

### The Garage

16'5" x 7'10" (5.02 x 2.4)

Now made into a work room, utility store, 2 double glazed windows, up and over door partitioned off, range of shelving units

### The Gardens

Rear garden enclosed by panel fencing, patio area, garden shed, artificial grass, side pathways

### AGENTS NOTE

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.





| 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                             |  | EU Directive 2002/91/EC | 83        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  |  | Current                 | Potential |
|---|--|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |  |                         |           |
| England & Wales   |  |  | EU Directive 2002/91/EC | 83        |

**AGENTS NOTES;**

Viewing Arrangements By appointment with Sterling Estate Agents on **01492-534477**  
 e mail [sales@sterlingstates.co.uk](mailto:sales@sterlingstates.co.uk) and web site [www.sterlingstates.co.uk](http://www.sterlingstates.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@sterlingstates.co.uk](mailto:sales@sterlingstates.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.sterlingstates.co.uk](http://www.sterlingstates.co.uk) or  
 alternatively [www.guildproperty.co.uk](http://www.guildproperty.co.uk) These sites could well find a buyer for your own home.