



White Lilacs 26 Glan Y Mor Road  
Penrhyn Bay, Llandudno LL30 3PF

£350,000



**STERLING**

ESTATE AGENTS & VALUERS



On Glan Y Mor Road in Penrhyn Bay, this truly outstanding SEMI DETACHED HOUSE offers a perfect blend of modern living and coastal charm. With 4 SPACIOUS BEDROOMS, this extended and updated property is ideal for families seeking comfort and convenience, which must be viewed to be fully appreciated. Upon entering, you will be greeted by an immaculately presented interior that is ready to walk into. The house boasts 2 INVITING RECEPTION ROOMS providing ample space for relaxation and entertaining. The FITTED KITCHEN is well-equipped, additionally, the property features 2 MODERN SHOWER ROOMS, ensuring that morning routines are both efficient and enjoyable. Outside, the private rear garden offers a tranquil retreat, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. The property also benefits from parking for up to three vehicles and GARAGE. Situated in a convenient location, this home is on a bus route and just a short walk from local shops, the nearby beach and golf course while schools in the vicinity cater to educational needs. Tenure Freehold. Council Tax Band E. EPC. 62D Potential 83B Ref CB7860



### Entrance Porch

Double glazed front door, tiled floor,

### Hall 16'8" x 8'10" (5.1 x 2.7)

Leaded inner door, central heating radiator, coved ceilings, under stairs cupboard

### Lounge 19'0" x 10'0" (5.8 x 3.07)

Double glazed window to front aspect, coved ceilings, central heating radiator, decorative fireplace surround and marble back and hearth, gas point

### Dining Room 15'1" x 12'5" (4.6 x 3.8)

Oak style fireplace surround with marble inset and hearth, living flame gas fire, central heating radiator, double glazed patio doors to rear gardens

### Kitchen 11'5" x 8'10" (3.5 x 2.7)

Well fitted with a range of grey and white base cupboards and drawers with speckled design work top surfaces, part tiled walls, double glazed, stainless steel cooker hood, wall units, breakfast bar, fridge freezer, pan drawers, dishwasher, central heating radiator

### Utility Room 8'10" x 6'2" (2.7 x 1.9)

Tiled floor, double glazed back door, plumbing for washing machine, double door cupboard, wall cupboard, gas central heating boiler

### Shower Room 6'2" x 5'6" (1.9 x 1.7)

Quadrant shower cubicle and unit, tiled walls and floor, w.c, pedestal wash hand basin, central heating radiator, double glazed, wall mirror

### First Floor

Landing, cylinder airing cupboard, 2 double glazed windows

### Bedroom 1 16'8" x 12'5" (5.1 x 3.8)

Vanity wash hand basin, double glazed bay window, central heating radiator

### Bedroom 2 14'9" x 12'9" (4.5 x 3.9)

Corner wash hand basin double glazed, central heating radiator

### Bedroom 3 11'9" x 8'10" (3.6 x 2.7)

Double glazed bay window, central heating radiator

### Bedroom 4 11'9" x 6'10" (3.6 x 2.10)

Double glazed, central heating radiator

### Shower Room 11'5" x 6'2" (3.5 x 1.9)

Beautifully appointed with a double walk in shower and unit, heated towel radiator, vanity wash hand basin, w.c, tiled walls and floor in grey, double glazed

### Garage 15'8" x 12'9" (4.8 x 3.9)

Built on to the side of the house is the garage with up and over door, personal door to rear gardens, light and power

### The Gardens

The front of the house has been made into extra off road parking and turning space, flower borders, private sunny rear garden with a paved patio area lawn, stocked flower borders all enclosed by panel fencing

### AGENTS NOTE

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)

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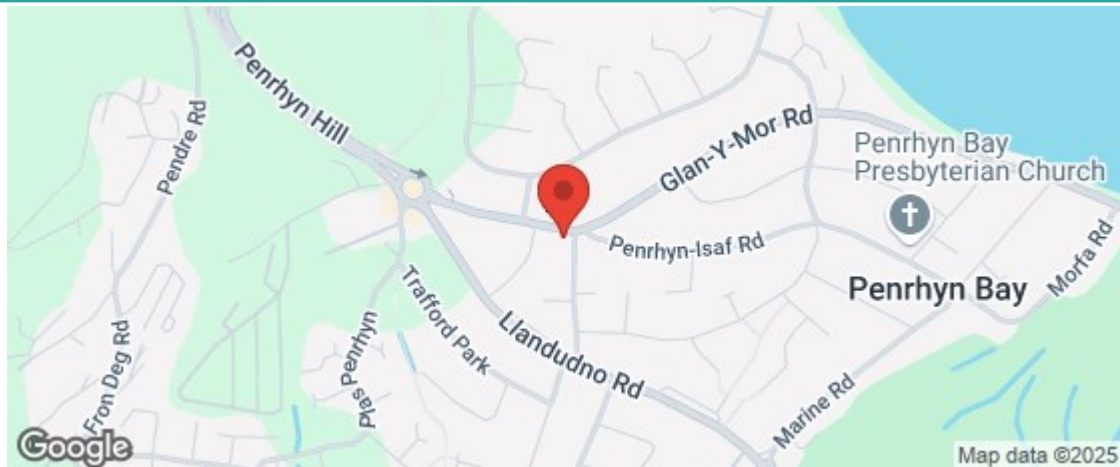












#### AGENTS NOTES;

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