



Tan-y-Coed Off Dolwen Road  
Colwyn Bay, North Wales LL29 8AZ

£520,000



STERLING

ESTATE AGENTS & VALUERS

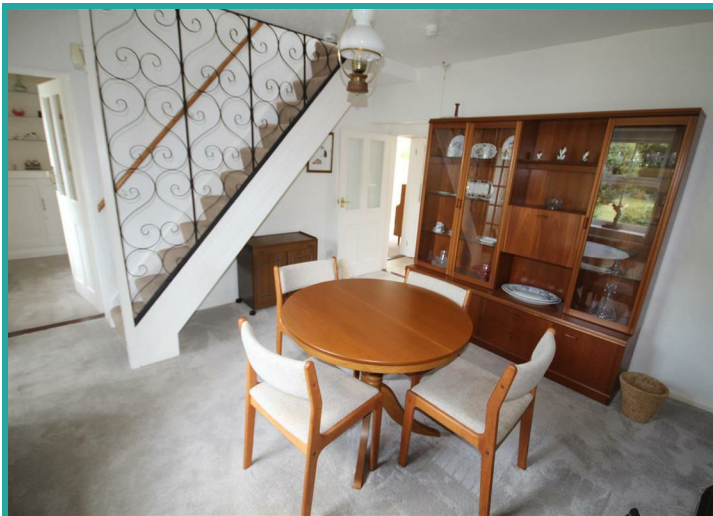


Nestled on the outskirts of the charming countryside village of Llysfaen, this delightful DETACHED RESIDENCE off Dolwen Road offers a perfect blend of historical character and modern living. The property boasts an original structure dating back to the mid-1800s, complemented by thoughtful later additions that enhance its appeal.

As you approach the house, a long private driveway off a tranquil country lane welcomes you, leading to AMPLE PARKING and a DOUBLE GARAGE, ensuring convenience for you and your guests. The residence features 2 RECEPTION ROOMS, providing versatile spaces for relaxation, entertainment, or family gatherings. With 2 or 3 BEDROOMS, there is plenty of room for family or visitors, while the two bathrooms offer comfort and privacy.

Set within approximately AN ACRE of beautifully maintained informal gardens, this property is a true haven for nature lovers. The gardens are well-stocked, providing a picturesque setting that invites you to enjoy the outdoors. As you walk around the gardens there are lovely private sheltered areas to unwind and relax. Despite its serene country location, the coast is just a short 10-15 minute drive away, allowing for easy access to the stunning beaches and vibrant seaside activities that North Wales has to offer.

This home is ideal for those seeking a peaceful retreat without sacrificing the conveniences of modern life. With its unique charm and generous living spaces, this property is a rare find in a desirable location. Don't miss the opportunity to make this enchanting house your new home.



### Front Porch

Double glazed front door, slate floor, inner door to

### Dining Room

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

Electric fire, central heating radiator, double glazed

### Snug Living Room

21'3" x 8'10" (6.5 x 2.7)

Fitted wood burner, 2 central heating radiators, double door cupboard, display cupboard, double glazed, double glazed french doors to the rear

### Kitchen

13'5" x 8'2" (4.1 x 2.5)

Oak style base cupboards and drawers, work top surfaces, wall cupboard, central heating radiator, double glazed

### Tradesmans Porch

15'5" x 5'2" (4.7 x 1.6)

Main Utility Area with wash hand basin, central heating radiator, double glazed, plumbing for washing machine. 4 excellent side rooms comprising Boiler Room housing the oil fired central heating boiler, walk in pantry store, Clock Room and W.C, double glazed

### Ground Floor Bedroom

15'1" x 14'1" (4.6 x 4.3)

Built in 2 double door wardrobe units and dressing table, 2 double glazed windows overlooking the lovely country views,

### En Suite Shower Room

11'5" x 4'7" (3.5 x 1.4)

Walk in shower cubicle, w.c, vanity wash hand basin, tiled walls, heated towel radiator, tiled floor, double glazed

### First Floor

#### Bedroom 2

13'5" x 11'5" (4.1 x 3.5)

Double glazed, 2 single wardrobe units and top cupboards, central heating radiator, 2 double door wardrobe cupboards, double glazed french doors onto the Long Balcony overlooking the lovely garden and up the driveway, this area could be developed into a more substantial balcony terrace

#### Bedroom 3/Study

12'5" x 8'10" (3.8 x 2.7)

Double glazed, central heating radiator, fitted wall shelving

### First Floor Lounge

20'11" x 11'5" (6.4 x 3.5)

Lovely bright and sunny room featuring 3 double glazed windows overlooking the glorious country hill views, 3 central heating radiators, coved ceilings, double glazed french doors to rear staircase

### Bathroom

8'2" x 6'6" (2.5 x 2)

Panel bath, shower taps, pedestal wash hand basin, w.c, half tiled walls, central heating radiator, wall heater, shaver point & light, linen cupboard cylinder airing cupboard

### Double Garage

With electric up and over door, power & light laid on, 2 useful workrooms/storage

### The Grounds

The property is surrounded by mature and informal grounds with lawns, rockeries, established trees, lovely quiet sitting areas sheltered and private. Long driveway up to the private lane onto Isallt Road, brick built coal store, the gardens extending to over an acre or thereabouts

### 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)

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.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Future		Current	Future
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
100-90% A			100-90% A		
89-80% B			89-80% B		
79-65% C			79-65% C		
64-45% D			64-45% D		
44-25% E			44-25% E		
24-10% F			24-10% F		
9-1% G			9-1% G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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