



Plas Llwyd Cherry Tree Lane
Colwyn Bay, Conwy LL28 5YH

Asking Price £570,000



STERLING

ESTATE AGENTS & VALUERS

An exceptional DETACHED FAMILY RESIDENCE of large proportions, extending to some 2,281 square feet. individually designed and built by the present owners back in 1992. The property occupies an excellent plot with private courtyard OUTBUILDING and SUMMER HOUSE in an established residential road of quality homes. All in well presented order the accommodation comprises FRONT PORCH, HALL, CLOAKROOM, LARGE LOUNGE, DINING ROOM, FITTED KITCHEN BREAKFAST ROOM, UTILITY. UPSTAIRS THERE ARE 4 DOUBLE BEDROOMS, EN SUITE SHOWER ROOM, FAMILY BATHROOM AND STUDY. OUTSIDE GARAGE, PARKING AND GARDENS. The house is gas centrally heated, there is cavity wall insulation and windows double glazed. Tenure Freehold, Council Tax Band G. Energy Rating 76C Potential 82B. The property is only a short distance from Ysgol Pen-y-Bryn and Store while the town centre and access onto the A55 a short drive away. Ref CB



Entrance Porch

9'2" x 6'2" (2.8 x 1.9)

Front door, tiled floor, central heating radiator, double glazed leaded window, glazed double inner doors to

Hallway

16'4" x 8'6" and 15'8" (5 x 2.6 and 4.8)

Quarry tiled floor, 2 central heating radiators, coved ceilings, under stairs cupboard, door to garage

Cloakroom

W.C, wash hand basin, coved ceilings, central heating radiator, quarry tiled floor, double door cupboard

Large Lounge

19'4" x 15'1" (5.9 x 4.6)

Tiled inglenook fireplace, wood surround and electric stove effect fire, coved ceilings, double glazed patio doors to rear gardens, 2 central heating radiators

Dining Room

11'5" x 7'2" (3.5 x 2.2)

Double glazed leaded window, coved ceilings, central heating radiator

Kitchen Breakfast Room

16'8" x 13'3" (5.1 x 4.05)

Stainless steel sink unit, range of oak style base cupboards and drawers, marble style work top surfaces, double glazed window and french doors to rear gardens, 4 ring gas hob unit, built in electric oven and cooker extractor hood, wall units, quarry tiled floor, central heating radiator, leaded wall units

Utility Room

7'2" x 4'7" (2.2 x 1.4)

Belfast sink unit, plumbing for washing machine - and tumble dryer or dishwasher, quarry tiled floor, personal door

First Floor

Stairway from the Hall to First Floor

Gallery Landing

18'8" x 8'6" (5.7 x 2.6)

Double door cylinder airing cupboard, double glazed leaded window, 2 central heating radiators

Bedroom 1

18'0" x 9'6" (5.5 x 2.9)

Fitted 4 door wardrobe unit, 2 central heating radiators, 2 double glazed windows

En Suite

11'5" x 4'3" (3.5 x 1.3)

Shower unit, vanity wash hand basin, w.c, tiled walls, double glazed

Bedroom 2

15'1" x 11'5" (4.6 x 3.5)

Double door wardrobe fitment, double glazed, central heating radiator

Study Off

9'6" x 4'11" (2.9 x 1.5)

Double glazed, central heating radiator. NOTE this room did form part of bedroom 2 and could easily be converted back if required

Bedroom 3

14'5" x 10'5" (4.4 x 3.2)

Double glazed leaded window, central heating radiator, double door wardrobe fitment

Bedroom 4

16'4" x 6'8" (5 x 2.05)

Double glazed leaded window, roof void cupboard, central heating radiator

Bathroom

11'5" x 6'10" (3.5 x 2.1)

Panel bath, shower taps and screen, wash hand basin, tiled walls, bidet, double glazed, w.c, central heating radiator, coved ceilings

Integral Garage

18'0" x 17'0" (5.5 x 5.2)

Electric up and over door, power & light laid on, gas central heating boiler, personal door

Work Room Outbuilding

15'5" x 6'10" and 9'6" x 7'6" (4.7 x 2.09 and 2.9 x 2.3)

Large work room building in two sections

Summer House

11'9" x 8'2" (3.6 x 2.5)

Timber summer house

The Gardens

Lawn at the rear with pathways, private and sunny, paved courtyard area enclosed by brick boundary wall where the summer house is and large work room. There is an upper garden area and the front provided ample off road parking

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.







AGENTS NOTES;

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (91-100)			
B (81-90)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		76	82
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
A (1-10)			
B (11-20)			
C (21-30)			
D (31-40)			
E (41-50)			
F (51-60)			
G (61-70)			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		77	82
EU Directive 2002/91/EC			

