



1 Bryn Teg Drive
Rhos-on-Sea, Colwyn Bay LL28 4AF

£395,000



STERLING

ESTATE AGENTS & VALUERS

Set in large established and well stocked grounds in a small exclusive cul-de-sac off Tan-y-Bryn Road.

A most interesting character residence of appeal and size, extending to some 2,066 square feet complete with extensive GARAGING and SUMMER HOUSE. With many original features remaining in the house, typical of house building during the early 1900,s the accommodation provided affords ENTRANCE HALL, IMPRESSIVE LOUNGE, LARGE DINING ROOM, KITCHEN, FIRST FLOOR & LANDING, 3 DOUBLE BEDROOMS, INTERESTING BATHROOM & SHOWER. Outside the grounds are a particular feature comprising of lawns, mature trees, well stocked flower bed and borders in a lovely wooded setting. Heating is by an electric Heat Source system and the windows are double glazed.

Despite its quiet location the property is well placed for shopping in the Rhos village and the West End. Tenure Freehold, Council Tax Band G. Energy Rating 81B Potential 87B. Ref CB7932



Wide Entrance Porch

Meter cupboard

Hall

Tiled floor, central heating radiator, double door cupboard

Impressive Lounge 30'10" x 22'7" (9.4 x 6.9)

Wide double glazed window, 4 central heating radiators, tiled open coal fireplace, french doors to gardens

Dining Living Room 23'11" x 14'5" (7.3 x 4.4)

Decorative fireplace surround, 2 central heating radiators, double glazed bay window

Kitchen 12'5" x 6'10" (3.8 x 2.1)

Stainless steel sink unit, wall and base cupboards, double glazed window and french door to gardens, plumbing for washing machine, central heating radiator

First Floor

Wide easy rising staircase from the Lounge to First Floor

Landing 20'0" x 8'6" (6.1 x 2.6)

Central heating radiator, 3 double glazed windows

Bedroom 1 16'5" x 16'0" (5.02 x 4.9)

Double glazed window and french door onto the Balcony, pedestal wash hand basin, door to bathroom

Bedroom 2 20'0" x 15'1" (6.1 x 4.6)

Double glazed window and bow window, pedestal wash hand basin, 2 central heating radiators, door to bathroom

Bedroom 3 17'0" x 11'1" (5.2 x 3.4)

Pedestal wash hand basin, central heating radiator, 2 double glazed windows

Bathroom 14'5" x 8'2" (4.4 x 2.5)

Interesting bathroom featuring an island bath with rain head shower and chrome curtain framework, central heating radiator, w.c, large wash bowl, double glazed, airing cupboard

Double Garage

35'5" x 20'4" and 16'6" (10.8 x 6.2 and 5.03)

In two sections with pitched glass roof to the rear section, up and over door, wash hand basin, grape vine

The Grounds

Mature well stocked informal gardens to front, side and rear, laid to lawn, flower beds and borders, pathways, established trees and plants. Summer House, Aluminium framed Greenhouse, Brick Built Potting Shed, wild garden area.

AGENTS NOTE

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
91-100 A			10-45 A		
81-90 B			46-72 B		
69-80 C			73-100 C		
55-68 D			101-120 D		
39-54 E			121-140 E		
29-38 F			141-160 F		
1-28 G			161-200 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

