



30 Foxhall Close
Colwyn Bay, Conwy LL29 8RT

Offers Over £349,950



STERLING
ESTATE AGENTS & VALUERS

Tucked away at the end of a quiet cul-de-sac and set above road level enjoying a lovely aspect to the Nant-y-Glyn valley and woodland, this 4-5 BEDROOM DETACHED EXECUTIVE HOME needs to be seen to be truly appreciated. The present owners have updated and appointed the house to an exceptionally high standard ready to walk into. Located on the popular Glyn Farm development built by Anwyl Homes the well designed accommodation affords HALL, CLOAKROOM, STUDY or OCCASSIONAL BEDROOM 5, LOUNGE, CONSERVATORY, FITTED KITCHEN BREAKFAST ROOM leading into the DINING ROOM. On the First Floor there is the MASTER BEDROOM with EN SUITE SHOWER, 3 BEDROOMS, FAMILY BATHROOM. Outside there is a PRIVATE REAR GARDEN, INTEGRAL GARAGE and a useful COVERED STORAGE WORK ROOM. The house is gas centrally heated, windows double glazed and has cavity wall insulation. The house is not far from Eirias Park, High School, Leisure Centre and Ysgol Bod Alaw. Energy Rating 74C Potential 86B Ref Tenure Freehold, Council Tax Band E. CB7577



Entrance

Steps leading up to the Front Terrace overlooking the distance wooded hillside, double glazed front door to

Entrance Hall

Central heating radiator, dado rail, coved ceilings, grey wood grain style flooring

Cloakroom

Beautifully decorated with w.c, wash hand basin, double glazed, central heating radiator

Study

11'9" x 7'10" (3.6 x 2.4)

Double glazed window, central heating radiator

Lounge

15'8" x 11'5" (4.8 x 3.5)

Polished marble fireplace and hearth, electric fire, coved and artexed ceilings, central heating radiator, double glazed patio doors to

Conservatory

12'5" x 11'5" (3.8 x 3.5)

Lower walls brick, windows double glazed

Dining Room

9'6" x 8'6" (2.9 x 2.6)

Double glazed bay window to front aspect and distant views to the wooded hillside, wood burner fitted, central heating radiator, wide opening into the

Fitted Kitchen Breakfast Room

18'0" x 10'0" (5.5 x 3.07)

White gloss style base cupboards and drawers with grey marble effect work top surfaces, matching wall units and concealed lighting, breakfast bar, stainless steel sink unit, double glazed window, plumbing for washing machine, part tiled walls, pan drawers, built in electric oven, dishwasher, 4 ring gas hob unit, cooker extractor hood, larder cupboard

First Floor

Stairway from the Hall to First Floor and Landing, built in airing cupboard and radiator

Master Bedroom

13'2" x 12'1" (4.03 x 3.7)

Double door wardrobe, central heating radiator, double glazed window to front aspect overlooking the distant wooded hillside

En Suite Shower Room

Shower cubicle and unit, wash hand basin, w.c, heated towel radiator, tiled walls, double glazed

Bedroom 2

10'5" x 9'2" (3.2 x 2.8)

Double glazed, central heating radiator, 3 mirror door wardrobe units

Bedroom 3

10'5" x 9'6" (3.2 x 2.9)

Used as a dressing room, double glazed, central heating radiator, store cupboard over the stairs

Bedroom 4

9'6" x 8'6" (2.9 x 2.6)

Double glazed, central heating radiator, fitted 3 door wardrobe unit

Family Bathroom

8'2" x 6'2" (2.5 x 1.9)

Shower bath, shower unit and screen, built in TV, part tiled walls, w.c, vanity wash hand basin, tiled floor, heated towel radiator

The Garage

15'10 x 8'3 (4.83m x 2.51m)

Integral garage with up and over door, power and light laid on, gas central heating boiler. Parking outside for 2-3 cars

Covered Storage

Built onto the side and extending the length of the house is a useful COVERED STORAGE/WORKROOM with doors to front and rear, door into the kitchen

The Gardens

Private rear garden on two levels, lawns, flower beds and borders, corner decking area and HOT TUB area in the other corner, Garden Shed

AGENTS NOTE

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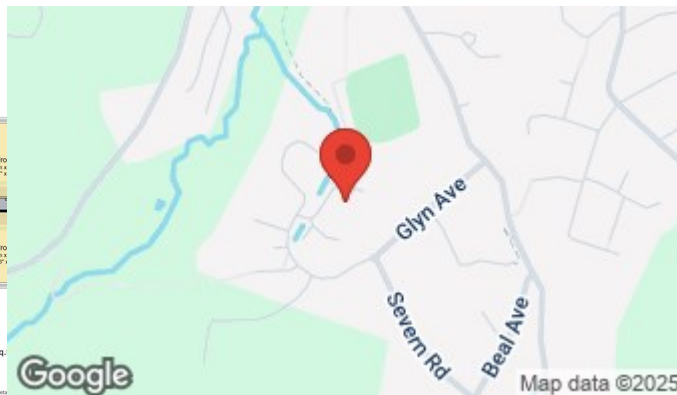
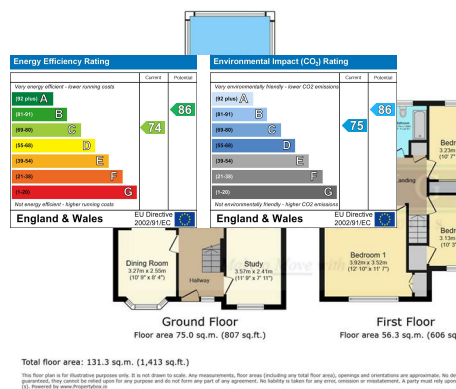
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Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is 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.

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AGENTS NOTES;

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