



The Potters 113 Llanrwst Road
Colwyn Bay, North Wales LL28 5YL

£399,950



STERLING

ESTATE AGENTS & VALUERS

A truly outstanding DETACHED 4 BEDROOM HOUSE of large proportions in a favoured residential area in the upper part of the town. Over recent years the vendors have extended and transformed the house into a superb family home which must be viewed internally to fully appreciate the size and layout. From the FRONT PORCH is the HALLWAY & CLOAKROOM, LARGE DOUBLE ASPECT LOUNGE, EXTENDED CINEMA/MUSIC ROOM or BEDROOM 5, CONSERVATORY, FITTED KITCHEN, UTILITY, DINING ROOM, LAUNDRY/IRONING ROOM and STORE. On the First Floor there are 4 BEDROOMS and FAMILY BATHROOM. The master bedroom has its own EN SUITE SHOWER & DRESSING ROOM. Outside there are low upkeep ornamental gardens and OFF ROAD PARKING for 3-4 cars. The house is gas centrally heated and windows double glazed. Tenure Freehold, Council Tax Band E. A quite exceptional home ideal for the growing family or those having a dependent relative to live as one but 'separately' The property is not far from Ysgol Pen-y-Bryn, Rydal Penrhos School, Local Store and Restaurant/Inn. Access onto the A55 at the West End is a short drive away. EPC. D67 Potential C74 Ref CB7938



Entrance Porch

Double glazed sliding patio doors into porch, double glazed inner door

Hall

Central heating radiator

Cloakroom

Vanity wash hand basin, heated towel radiator, w.c, tiled floor, double glazed, under stairs cupboard

Large Lounge 23'1" x 11'9" (7.06 x 3.6)

Double glazed, 2 central heating radiators, marble wall mounted gas fire, double glazed french doors to conservatory

Extended TV/Games Room/Study

19'4" x 7'10" (5.9 x 2.4)

Vaulted ceilings, 2 double glazed windows, central heating radiator, oak flooring

Conservatory 20'8" x 11'5" (6.3 x 3.5)

Lower wall brick, windows double glazed, 2 central heating radiators

Fitted Kitchen 10'5" x 6'10" (3.2 x 2.1)

Range of base cupboards and drawers in a cream design, bronze marble style granite work top surfaces, stainless steel sink unit, splash back, stainless steel cooker hood, 4 ring electric hob unit, wine fridge, wall cupboards, Bosch oven and combination oven and warming drawer, larder cupboard, under stairs cupboard, fridge and freezer

Utility Room 8'10" x 5'6" (2.7 x 1.7)

Central heating radiator, plumbing for washing machine, fitted cupboard and wall units, splash back, gas central heating boiler, breakfast bar

Dining Room 18'4" x 8'10" (5.6 x 2.7)

Central heating radiator, double glazed, oak parquet flooring

Laundry Store Room 16'0" x 6'2" (4.9 x 1.9)

Tiled floor, cream design base cupboards and drawers, granite marble design tops, Belfast sink, wall cupboard, double glazed, pan drawers, central heating radiator

Walk in Cloaks/Larder Store

Double glazed, central heating radiator.

First Floor

Stairway off the Hall to First Floor and Landing

Main Bedroom 17'4" x 9'2" (5.3 x 2.8)

Oak flooring, 2 double glazed windows, central heating radiator

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

Oak flooring, double glazed, central heating radiator

En Suite Shower Room

Double shower cubicle and unit, w.c, wash hand basin, double glazed velux window, vanity mirror, heated towel radiator

Bedroom 2 11'5" x 8'6" (3.5 x 2.6)

Double glazed, central heating radiator

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

Double glazed, central heating radiator

Bedroom 4 8'10" x 7'2" (2.7 x 2.2)

Double glazed, central heating radiator, wardrobe cupboard, roof void cupboard

Family Bathroom 10'0" x 4'7" (3.07 x 1.4)

Panel bath, vanity wash hand basin, tiled walls in a beige design, double glazed, heated towel radiator, double shower cubicle and unit, w.c

The Gardens

Wide ornamental garden in the front of the house with off road parking for 3-4 cars. Rear garden is enclosed by panel fencing, again ornamental for ease of maintenance, paved areas, golden gravel chippings, 2 garden sheds, 2 flower planters

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.

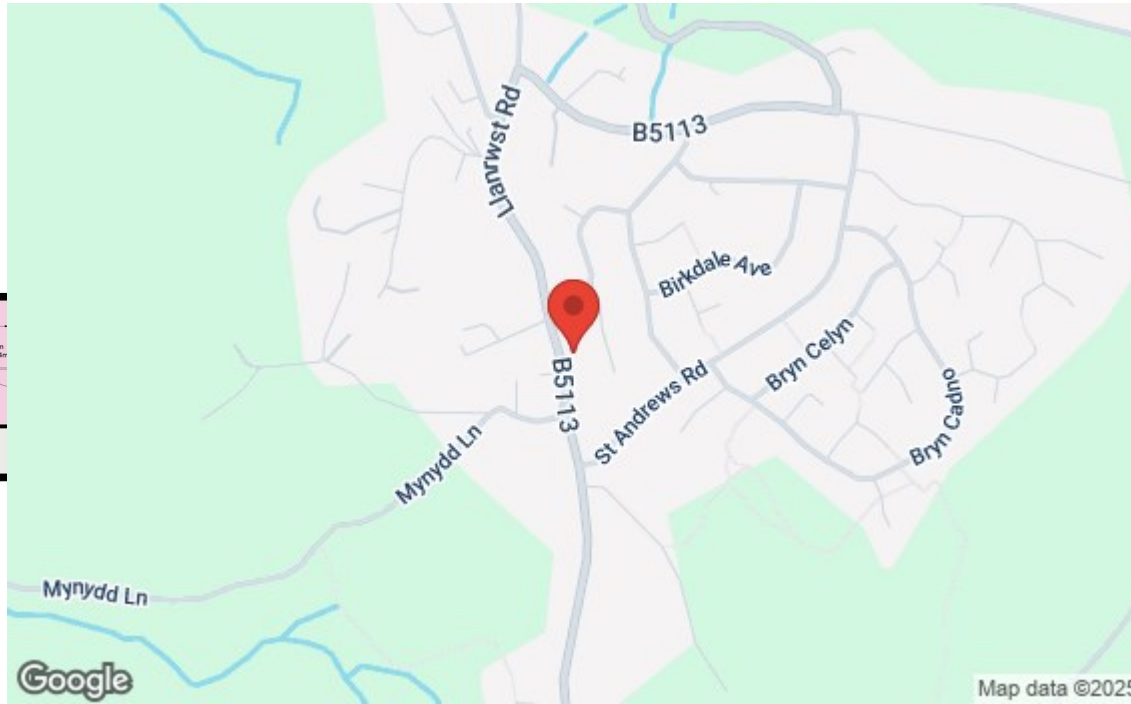
Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport 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.











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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D			
(49-54) E			
(45-48) F			
(39-44) G			
Not energy efficient - higher running costs			
England & Wales		67	74
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(101-120) A			
(91-100) B			
(81-90) C			
(71-80) D			
(61-70) E			
(51-60) F			
(41-50) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		70	74
EU Directive 2002/91/EC			

