



58 Pen Y Bryn Road
Colwyn Bay, LL29 6AG

£565,000



STERLING

ESTATE AGENTS & VALUERS

On Pen Y Bryn Road in Upper Colwyn Bay, this **LARGE CHARACTER FAMILY RESIDENCE** offers a delightful blend of space and elegance. Set within an established residential area, the property boasts generous grounds extending to about an **ACRE** that provide a sense of privacy and tranquillity, complemented by distant views of the sea that enhance its appeal. Spanning an impressive 175 square metres (1883 sq feet), the extensive interior is designed to accommodate family living with ease. The home features **4 WELL PROPORTIONED BEDROOMS**, ensuring ample space for family members or guests. With **2 BATHROOMS** as well morning routines and family life can flow smoothly, catering to the needs of a busy household. The property also includes **AMPLE PARKING**. The character of the house is evident throughout, making it a warm and inviting space for family gatherings and entertaining. This residence is not just a house; it is a home that offers comfort, style, and the potential for cherished memories. With its prime location and spacious layout, it is an ideal choice for those seeking a family home in the picturesque setting of Colwyn Bay. Tenure Freehold, Council Tax Band F. Energy Rating 64D Potential 75C. Ref CB8041



Entrance

Front door into the porch, inner door to

Sun Porch

10'5" x 9'3" (3.18 x 2.84)

Inner door to

Hallway

2 central heating radiators, double door and single door wardrobe cupboards

Large Lounge

23'5" x 15'1" (7.14 x 4.60)

Polished marble style fireplace and hearth, double glazed corner window, 2 double glazed window, 3 central heating radiators

Bedroom 1

13'5" x 11'10" (4.09 x 3.63)

Double glazed, central heating radiator

Bedroom 2

12'8 x 12' (3.86m x 3.66m)

Double glazed, central heating radiator, double and single door wardrobes with top cupboards

Bedroom 3

9'8" x 9'6" (2.97 x 2.92)

Double glazed, central heating radiator

Bathroom

9'4 x 5'9 (2.84m x 1.75m)

Panel bath, shower taps, w.c, vanity wash hand basin, double glazed, tiled & upvc walls, double door airing cupboard, shaver point, central heating radiator

Lower Level

Stairway off the Hall down to the Lower Level

Huge Open Plan Family Living Dining Room

31'2" x 8'10" (9.5 x 2.7)

Double glazed patio doors to rear gardens

Fitted Kitchen

22'10" x 14'11" (6.96 x 4.55)

Double door louvre cupboard, island breakfast bar unit work station, single drainer sink unit, built in dishwasher, range of kitchen units by Wren, wood grain style work tops, Neff 5 ring gas hob unit, stainless steel cooker hood, pan drawers, Worcester gas central heating boiler, vertical central heating radiator, 2 larder units, space for

fridge freezer, built in double oven, 3 radiators, 2 store cupboards,

Shower Room

6'9" x 3'8" (2.06 x 1.14)

Shower cubicle and unit, wash hand basin, w.c, tiled walls

Bedroom 4

14'9" x 11'3" (4.52 x 3.43)

Central heating radiator, double glazed patio doors to living dining

Storage Area

Outside

The property is approached by a long driveway leading to the single garage and ample parking turning area. The grounds extend to about 0.9 of an acre, primarily of lawns, flowering trees and plants, garden stores. The gardens gently slope down towards the Pwllychrochan Woods and have distant sea views

AGENTS NOTE

AGENTS NOTE Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and website 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.







Lower Ground Floor
Floor area 83.33 sq.m. (897 sq.ft.)

Ground Floor
Floor area 997 sq.m. (92.62 sq.ft.)

Total floor area: 175.95 sq.m. (1894 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are provided. They cannot be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. ©1. Powered by www.propertybox.co



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(91-100) A				(81-90) A			
(81-90) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(40-54) D			
(40-54) E				(21-39) E			
(21-39) F				(1-20) F			
(1-20) G				(0) 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	
		64	75			66	75

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