

# 71 Pen Y Bryn Road, Colwyn Bay Conwy LL29 6AH







£495,000

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This light & spacious 4 BEDROOM DETACHED MODERN STYLE HOME is set well back from the road in a generous sized plot, private and having a southerly aspect at the back. Originally designed with an integral garage, this has now been converted into a GROUND FLOOR BEDROOM/PLAYROOM or OFFICE. A large detached GARAGE has been constructed to the side with ample parking and turning space. From the FRONT PORCH is the CLOAKROOM, LOUNGE leading into the DINING ROOM with patio doors onto the rear gardens, large KITCHEN BREAKFAST ROOM, FIRST FLOOR 4 BEDROOMS, EN SUITE SHOWER ROOM, BALCONY and FAMILY JACUZZI BATHROOM. In the favoured upper part of the town near to Ysgol Pen-y-Bryn and popular Free House/Restaurant. Double Glazed, Gas Centrally Heated and Solar Panels installed. Tenure Freehold, Council Tax Band F. EPC 64D Potential 82B Ref CB77921

## **Double Glazed Front Porch**

Central heating radiator

## Cloakroom

W.C, wash hand basin, double glazed, central heating radiator

## **Large Lounge**

16'5" x 11'1" (5.02 x 3.4)

Central heating radiator, 2 double glazed windows, under stairs cupboard, living flame gas fire

## **Dining Room**

12'9" x 10'9" (3.9 x 3.3)

Central heating radiator, double glazed patio doors to rear south facing gardens, double glazed side window

### Fitted Kitchen Breakfast Room

17'0" x 12'1" (5.2 x 3.7)

Range of beech style base cupboards and drawers with grey work top surfaces, pan drawers, two double glazed windows, single drainer sink unit, wall units, larder cupboard, peninsular cupboards, central heating radiator, plumbing for washing machine, fridge freezer, 5 ring gas hob unit, built in oven, cooker extractor hood, pantry cupboard

#### **Rear Porch**

Double glazed back door, access to

## **Ground Floor Bedroom/Office**

14'5" x 12'1" (4.4 x 3.7)

Built in 4 door wardrobe cupboard, double glazed, central heating radiator, laminate flooring, double door cupboard

## **First Floor**

## Landing

Central heating radiator, built in airing cupboard

## **Main Bedroom**

16'0" x 9'2" (4.9 x 2.8)

Built in 5 door wardrobe unit, top cupboards, central heating radiator, 2 cabinets, dressing table, double glazed window and french door onto the front Balcony,

#### **Bedroom 2**

14'9" x 10'5" (4.5 x 3.2)

Laminate flooring, 5 door wardrobe unit, en suite shower cubicle in recess alcove

#### **Bedroom 3**

10'9" x 10'2" (3.3 x 3.1)

Corner wash hand basin, double glazed, central heating radiator, laminate flooring, 3 double door wardrobe units

## **Bedroom 4**

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

Double glazed, central heating radiator

#### Jacuzzi Bathroom

10'2" x 8'10" (3.1 x 2.7)

Jacuzzi bath, walk in shower cubicle, heated towel radiators, double glazed, His n' Hers vanity wash hand basins, pelmet lighting, wall mirror, upvc walls

#### **Large Garage**

Long driveway with plenty of off road parking and turning space leading to the concrete sectional garage, roller shutter door

#### **The Gardens**

Mature gardens to front and rear with lawns, established pine trees, private sunny rear garden having a walled paved patio terrace with seating, Garden Shed

#### **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

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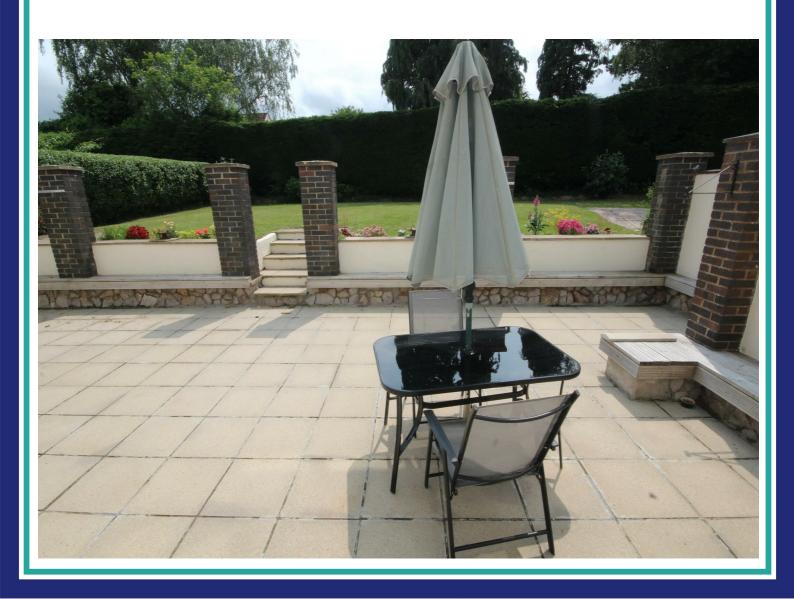
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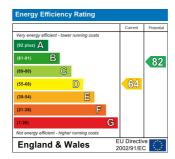


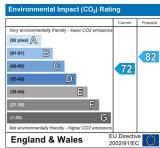












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