



**Dwynwen Honeysuckle Lane  
Upper Colwyn Bay, North Wales LL28 5YR**

**£825,000**



**STERLING**

ESTATE AGENTS & VALUERS

Just one of three DETACHED EXECUTIVE HOMES, just off Llanrwst Road in a highly desirable residential area.

This impressive home offers generous, well-appointed accommodation and attractive landscaped gardens. The house is set back from the road, in a peaceful location with access to local bridle path and lovely country scenery. The extensive driveway provides plenty of OFF ROAD PARKING and leads to a THREE CAR GARAGE. Internally the accommodation provided is of generous proportions well suited for the growing family. From the LARGE RECEPTION HALL is the CLOAKROOM, LIVING ROOM/SNUG, HUGE 33' LOUNGE, STUDY, SUPERB FITTED FAMILY KITCHEN BREAKFAST ROOM, UTILITY ROOM, LARGE CONSERVATORY. FIRST FLOOR GALLERIED LANDING, MASTER BEDROOM EN SUITE, GUEST BEDROOM EN SUITE, 3 FURTHER BEDROOMS, FAMILY JACUZZI BATHROOM, GARDENS FRONT & REAR. Ysgol Pen-y-Bryn is nearby, as is a local store and Restaurant/Inn. Colwyn Bay town centre, Rydal School and access onto the A55 is only a short drive away. Tenure Freehold, Council Tax Band H. Awaiting EPC. Ref CB7998

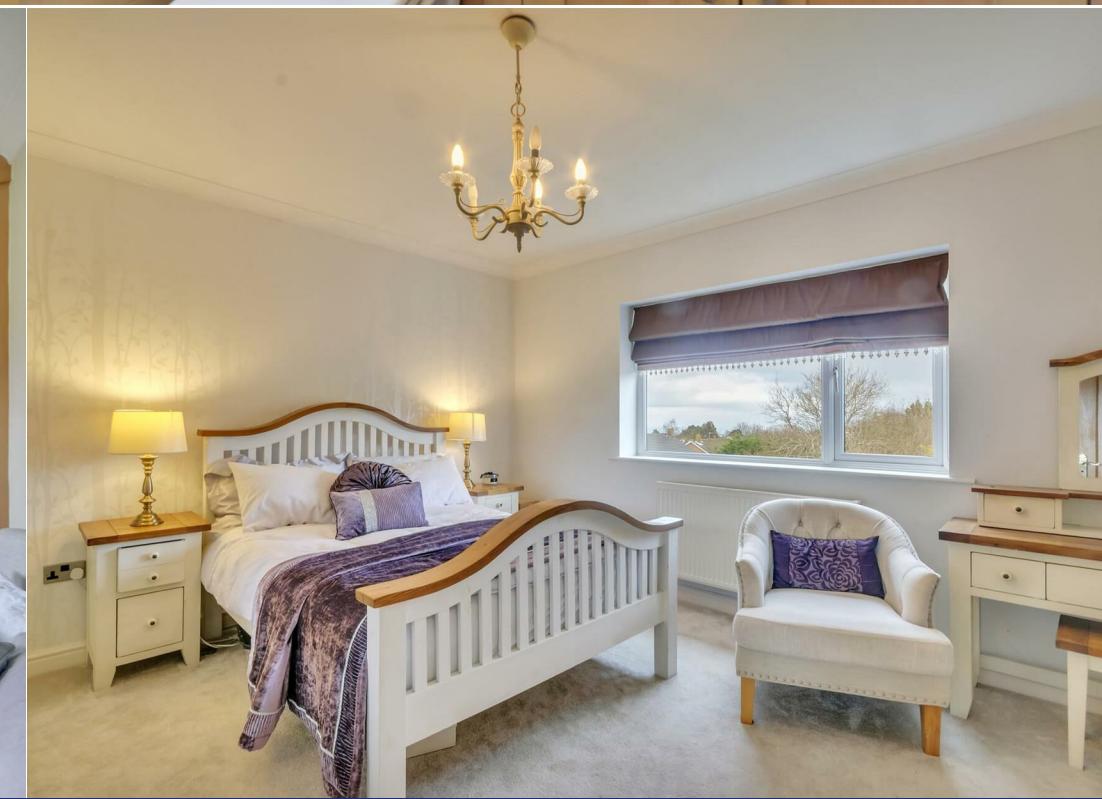


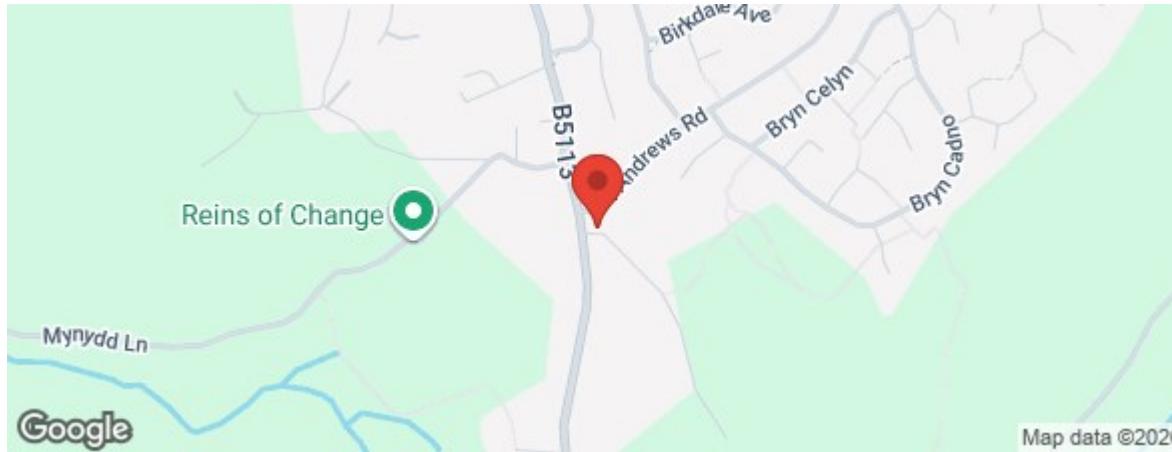
<b>Reception Hall</b>	<b>19'8" x 11'5" (6 x 3.5)</b>	<b>Galleried Landing</b>	<b>The Gardens</b>
Double glazed front door, central heating radiator, coved ceilings			Lawn rear garden with half round patio area, decking area, mature hedges form the boundaries. Opposite the driveway is an additional area of garden
<b>Cloakroom</b>		<b>Master Bedroom</b>	<b>AGENTS NOTE</b>
W.C, wash hand basin, tiled floor and walls, mirror, central heating radiator		Double glazed, central heating radiator, range of fitted wardrobes comprising a 3 door unit and 6 door robe, coved ceilings	Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail <a href="mailto:sales@sterlingestates.co.uk">sales@sterlingestates.co.uk</a> and website <a href="http://www.sterlingestates.co.uk">www.sterlingestates.co.uk</a>
<b>Living Room</b>	<b>13'9" x 10'2" (4.2 x 3.1)</b>	<b>En Suite Shower Room</b>	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 <a href="mailto:sales@sterlingestates.co.uk">sales@sterlingestates.co.uk</a> 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 - <a href="http://www.sterlingestates.co.uk">www.sterlingestates.co.uk</a> or alternatively <a href="http://www.guildproperty.co.uk">www.guildproperty.co.uk</a> These sites could well find a buyer for your own home.
Wood grain style flooring, double glazed patio doors to rear gardens, central heating radiator, coved ceilings		<b>Guest Bedroom</b>	
<b>Superb Lounge</b>	<b>32'9" x 19'4" (10 x 5.9)</b>	Double glazed window to rear aspect and distant sea views, central heating radiator, 3 door wardrobe unit, coved ceilings	
Double glazed picture window to front aspect, double glazed patio doors, oak fireplace and marble back and hearth, living flame log effect fire, coved ceilings, 2 central heating radiators		<b>En Suite Shower Room</b>	
<b>Conservatory</b>	<b>24'7" x 10'2" (7.5 x 3.1)</b>	Double shower cubicle and unit, w.c, wash hand basin, tiled floor and walls, vanity mirror and lighting	
A superb room for relaxing, lower walls brick, windows double glazed, central heating radiator, double glazed french doors to rear gardens		<b>Bedroom 3</b>	<b>Money Laundering Regulations</b> - 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.
<b>Fitted Kitchen Breakfast Room</b>	<b>17'0" x 11'5" (5.2 x 3.5)</b>	13'11 x 12'9 (4.24m x 3.89m)	
Very well fitted with a range of base cupboards and drawers in a black gloss style and contrasting terrazzo style granite work top surfaces, island breakfast bar, central heating radiator, tiled floor, double glazed, Franke stainless steel sink, pan drawers, wall units, granite splash back, cooker extractor hood, built in double oven, warming drawer, 2 larder cupboards, tall utility cupboard, space for fridge freezer, ice maker		Fitted 5 door corner wardrobe unit, single robe, double glazed, central heating radiator, coved ceilings	
<b>Utility Room</b>	<b>9'6" x 8'6" (2.9 x 2.6)</b>	<b>Bedroom 4</b>	
Stainless steel sink unit, plumbing for washing machine, tiled floor, double glazed, fitted cupboards and granite tops		12'6 x 11'10 (3.81m x 3.61m)	
<b>Study</b>	<b>10'9" x 8'6" (3.3 x 2.6)</b>	Double glazed, central heating radiator, coved ceilings, 3 door wardrobe unit	
Double glazed, central heating radiator, coved ceilings		<b>Bedroom 5</b>	
<b>First Floor</b>		11'9" x 10'5" (3.6 x 3.2)	
Two Part Oak Staircase from the Hall to First Floor		Fitted 3 door wardrobe, coved ceilings, double glazed, central heating radiator	
		<b>Family Bathroom</b>	
		11'6 x 9'10 (3.51m x 3.00m)	
		Oval jacuzzi bath, w.c, vanity wash hand basin, double glazed, tiled walls and floor, heated towel radiator, built in tv, quadrant shower cubicle and unit	
		<b>Triple Garage</b>	
		24'3" x 23'11" (7.4 x 7.3)	
		Decorative driveway leading to the brick 3 car garage, electric roller shutter door, power and light, personal door. There is plenty of off road parking at the side of the garage and in front of the house	











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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Improvement		Current	Improvement
Very energy efficient - lower running costs	A		Very environmentally friendly - lower CO <sub>2</sub> emissions	A	
(12.91)	B		(12.91)	B	
(19.88)	C		(19.88)	C	
(26.85)	D		(26.85)	D	
(33.82)	E		(33.82)	E	
(40.79)	F		(40.79)	F	
(47.76)	G		(47.76)	G	
Very energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

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