



10 Beach Drive  
Penrhyn Bay, Llandudno LL30 3PG

Offers Over £529,000

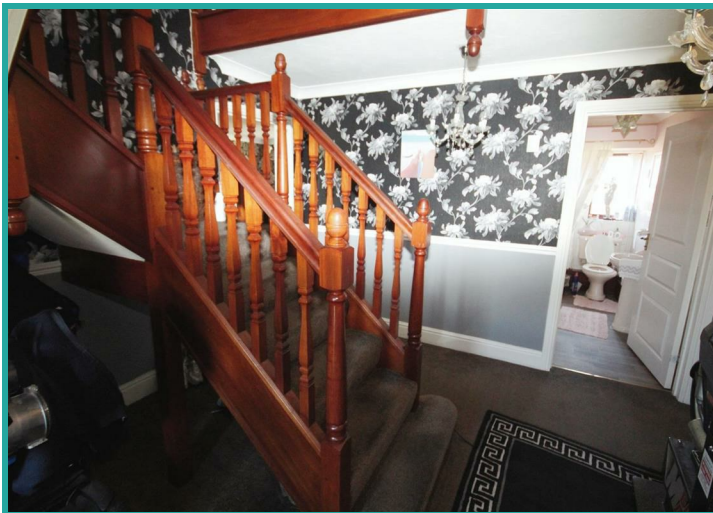
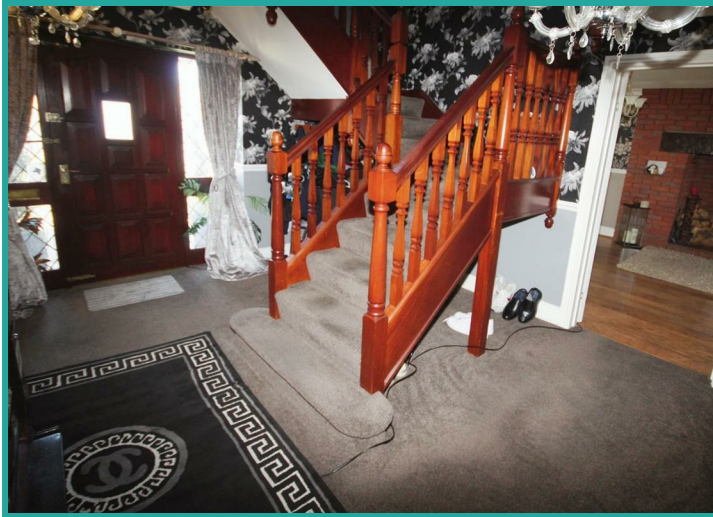


**STERLING**

ESTATE AGENTS & VALUERS



On the edge of an exclusive cul-de-sac, this EXCEPTIONAL DETACHED FAMILY HOME offers a perfect blend of modern style and generous living space. With SPACIOUS RECEPTION ROOMS, this property is designed for both relaxation and entertainment, making it an ideal choice for families or those who enjoy hosting guests. The accommodation boasts 4 WELL APPOINTED BEDROOMS, providing ample space for family and visitors alike, together with an EN SUITE and FAMILY BATHROOM. The fitted KITCHEN BREAKFAST ROOM serves as a delightful hub for family meals and gatherings. One of the standout features of this home is the LOWER LEVEL GAMES/CINEMA ROOM, which presents an exciting opportunity for leisure and entertainment. Additionally, there is an extra BEDROOM or OFFICE/STUDY catering to the needs of a modern lifestyle, whether for work or relaxation. The property also includes DOUBLE GARAGE, offering secure parking and additional storage space. Its prime location is just a stone's throw away from the beach and a nearby golf course, perfect for those who appreciate outdoor activities and the beauty of coastal living. This remarkable home is not just a place to live; it is a lifestyle choice that combines comfort, style, and convenience in one of the most sought-after areas. Tenure Freehold. Council Tax Band G. EPC. D68 Potential C76 Ref CB7873



### Entrance Hall

Front door to Hall, dado rail, coved ceilings, central heating radiator, coved ceilings, under stairs cupboard

### Cloakroom

W.C, wash hand basin, central heating radiator, half tiled walls, double glazed, coved ceilings

### Large Lounge 25'11" x 11'9" (7.9 x 3.6)

Brick built inglenook fireplace with multi fuel fire on quarry tiled hearth, dado rail, coved ceilings, 3 central heating radiators, double glazed square bay window and patio doors to rear gardens

### Study Area Off 9'2" x 7'6" (2.8 x 2.3)

Dado rail, coved ceilings, central heating radiator

### Dining Room 13'5" x 11'5" (4.1 x 3.5)

Dado rail, double glazed, coved ceilings, central heating radiator, door to kitchen. This room is presently used as a bedroom

### Fitted Kitchen Breakfast Room 17'4" x 11'5" (5.3 x 3.5)

Range of white base cupboards and drawers with black work top surfaces, matching wall units, single drainer sink unit, central heating radiator, 4 ring gas hob unit, built in double oven, cooker extractor hood, built in dishwasher, dresser style unit

### Long Utility Room 15'1" x 7'6" (4.6 x 2.3)

Tiled floor, 2 double glazed windows and back door, gas central heating boiler, stainless steel sink unit, part tiled walls, store cupboard, staircase to lower level

### Lower Level

Long L shaped Hallway, dado rail, coved ceilings, under stairs cupboard

### Gym Cinema Room 28'10" x 11'5" (8.8 x 3.5)

A huge room ideal for a number of uses, central heating radiator, coved ceilings

### Bedroom/Reception 15'8" x 15'1" (4.8 x 4.6)

L shaped, coved ceilings, dado rail, central heating radiator

### Walk to Store Room 8'2" x 7'10" (2.5 x 2.4)

Coved ceilings, central heating radiator

### First Floor

Two part stairway off the Hall to First Floor

### Landing

Dado rail central heating radiator, coved ceilings, double glazed, double door cylinder cupboard

### Master Bedroom 13'5" x 13'5" (4.1 x 4.09)

Double glazed, central heating radiator, 2 mirror door wardrobes and top cupboards, coved ceilings, 3 double door wardrobe and access to a DRESSING AREA

### En Suite 10'5" x 6'2" (3.2 x 1.9)

Shower cubicle and unit, bidet, wash hand basin bidet, central heating radiator, double glazed

### Bedroom 2 11'9" x 10'2" (3.6 x 3.1)

Double glazed window, central heating radiator, coved ceilings, double door wardrobe

### Bedroom 3 12'5" x 11'5" (3.8 x 3.5)

Double glazed window, central heating radiator, coved ceilings, pine style wardrobe units, top stores and side display shelving

### Bedroom 4 8'6" x 7'6" (2.6 x 2.3)

Double glazed, central heating radiator, coved ceilings

### Family Bathroom 8'2" x 7'6" (2.5 x 2.3)

Jacuzzi bath, vanity wash hand basin, w.c, double glazed, tiled walls, vanity wall mirror and cabinet, central heating radiator

### The Garage 16'8" x 15'5" (5.1 x 4.7)

Wide driveway with off road parking leading to the Double Garage, electric up and over door, power & light laid on

### The Gardens

The property stands in lawn gardens to the front and side, the rear garden private and sheltered with lawn, play area and summer house

### 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.

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### AGENTS NOTES;

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