



9 Dalar Las
Glan Conwy, Colwyn Bay LL28 5LJ

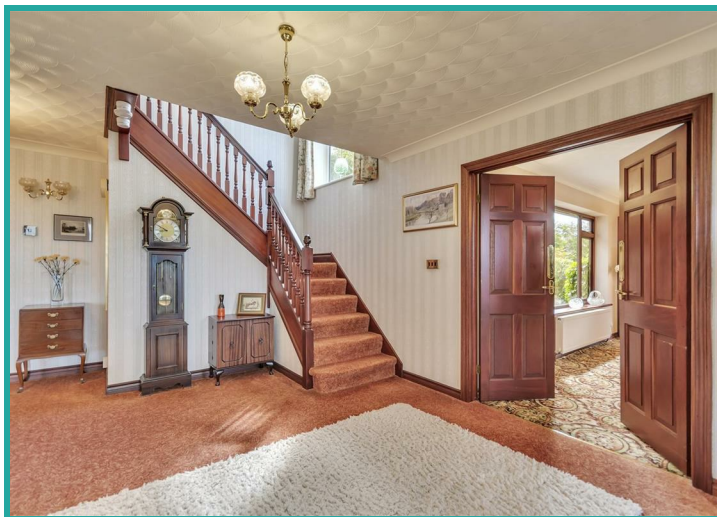
£675,000



STERLING

ESTATE AGENTS & VALUERS

Undoubtedly one of the finest locations in the area, this **EXCEPTIONAL DETACHED HOUSE** of quality offers a unique opportunity to enjoy and take in the stunning views of the Conwy Estuary, Castle and surrounding mountains and sea, creating a serene backdrop for everyday living. Occupying a generous double-sized plot extending to about 0.35 acres, the mature lawned gardens, well stocked borders and beds provide ample space for outdoor activities and entertaining. This superb family home is designed for both comfort and style, making it an ideal setting for gatherings with loved ones or simply enjoying the tranquil surroundings. Constructed by a renowned local developer known for their quality craftsmanship and award-winning designs, this property features an impressive internal floor area of 2395 square feet. The spacious layout ensures that every member of the family can find their own space, while the double garage and additional parking offer convenience for residents and guests alike. With a **LARGE RECEPTION HALL, CLOAKROOM, 2 RECEPTION ROOMS, FITTED KITCHEN BREAKFAST ROOM, UTILITY, 3 DOUBLE BEDROOMS, 2 BATHROOMS** this home is not just a place to live; it is a lifestyle choice that combines elegance, comfort, and breath-taking natural beauty. Whether you are looking to entertain or simply relax in your own private oasis, this property is sure to impress. Do not miss the chance to make this stunning house your new home. Despite its quiet setting the property is a short drive to the A55 expressway at Junction. Tenure Freehold, Council Tax Band G, Energy Rating 56D Potential 77C. Ref CB8043



Entrance Porch

Glazed timber door and side panels to Porch, tiled floor, inner door

Reception Hall

17'1" x 15'0" (5.22 x 4.59)

Central heating radiator, coved and artexed ceilings

Cloakroom

7'10" x 6'11" (2.41 x 2.12)

W.C, pedestal ash hand basin, part tiled walls, double glazed, central heating radiator

Huge Impressive Lounge

27'7" x 14'0" (8.43 x 4.28)

A generously proportioned room featuring a living flame gas fire, marble fireplace and hearth in a cream and beige colour, 3 double glazed windows and patio doors onto the gardens, 2 central heating radiators, coved ceilings, 2 wall lights and picture lights.

Dining Room

15'10" x 11'10" (4.84 x 3.61)

Double doors from the Hall, double glazed window to front aspect overlooking the far reaching views, central heating radiator, coved and artexed ceilings, 4 wall lights

Fitted Kitchen Breakfast Room

14'10" x 14'10" (4.54 x 4.53)

Full range of 'Poggenpohl' base cupboards and drawers and work top surfaces, peninsular unit, breakfast base and cupboards, wall units, glazed units, part tiled walls, central heating radiator, built in dishwasher, part panelled ceiling and inset lighting, double glazed window and patio doors, stainless steel double bowl sink unit, Bosch electric oven and 4 ring hob unit, cooker extractor hood, pantry cupboard

Utility Room

11'11" x 7'11" (3.65 x 2.43)

Sink unit, built in cupboard, double glazed, gas central heating boiler, plumbing for washing machine, built in cupboard

First Floor

Stairway from Hall to First Floor and Landing

Bedroom 1

15'8" x 14'11" (4.78 x 4.57)

Two double glazed window overlooking the far reaching views and gardens, central heating radiator

En Suite Bathroom

9'4" x 7'4" (2.85 x 2.25)

Oval bath, pedestal wash hand basin, w.c., bidet, double glazed, central heating radiator

Bedroom 2

14'11" x 11'11" (4.57 x 3.64)

Double glazed window overlooking the far reaching views, central heating radiator

Bedroom 3

13'11" x 10'11" (4.25 x 3.35)

Double glazed window overlooking the far reaching views, central heating radiator

Bathroom

9'3" x 7'4" (2.82m x 2.24m)

Panel bath, pedestal wash hand basin, w.c, built in cylinder airing cupboard, built in linen cupboard, double glazed, central heating radiator

Double Garage

18'0" x 16'11" (5.50 x 5.17)

Wide driveway with ample parking leading to the Double Garage with up and over door, 2 windows and personal door, power & light laid on

The Gardens

A beautifully maintained and generously sized garden extending to about 0.35 of an acre, thoughtfully landscaped and well stocked with mature planting and extensive lawns ideal for outside entertaining. From the gardens there are stunning panoramic views to the Conwy Estuary, Conwy castle to Deganwy and the distant mountains. During the summer months the sunsets are quite spectacular, Due to the double sized plot there is plenty of potential to extend further subject to planning consent

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 require









Ground Floor
Floor area 145.2 sq.m. (1,563 sq.ft.)

First Floor
Floor area 78.2 sq.m. (842 sq.ft.)

Total floor area: 223.4 sq.m. (2,405 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 guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection (s). Powered by www.propertybox.co.uk



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