



Cornerways 1 Bryn Gosol Road
Llandudno, North Wales LL30 1NT

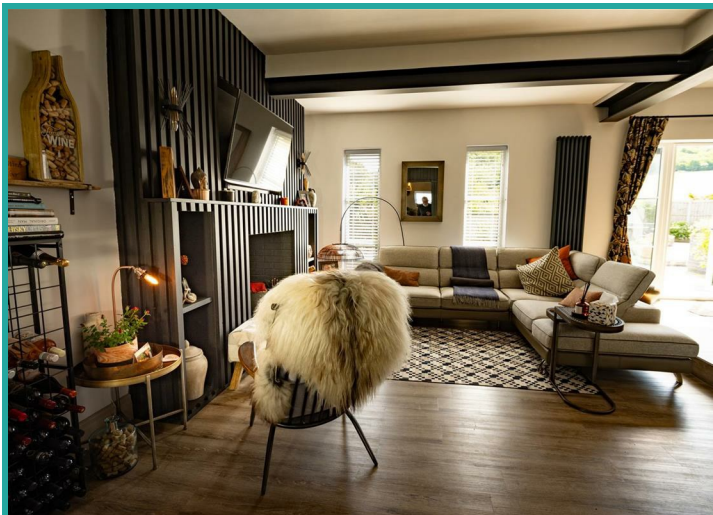
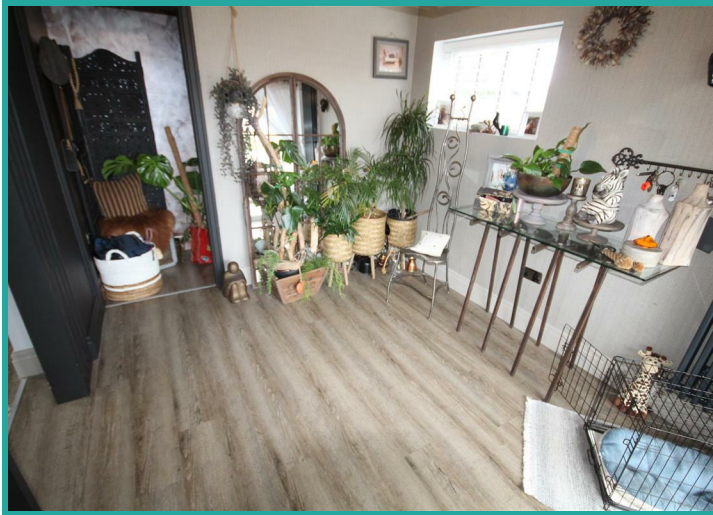
£850,000



STERLING

ESTATE AGENTS & VALUERS

Occupying one of the best locations in the area, with golf course behind and opposite and views beyond to the Great Orme, estuary, Conwy Mountains and Anglesey in the distance. A truly outstanding DETACHED 4 BEDROOM, 3 BATHROOM residence of immense style and appeal, offering 2,884 sq ft of accommodation set over two floors. The present owners have completely transformed the property into a superb family home of individual style and decor which can only be appreciated by an internal inspection. Whilst updated and modernised, great care went into the renovations to retain the properties character, typical of the early 1900,s period. From the OPEN PORCH is the HALLWAY leading into the split level FAMILY SITTING and DINING ROOM. From here there is access onto the rear gardens. There is a FITTED KITCHEN with PANTRY, UTILITY & WASH ROOM OFF. An INNER HALLWAY double up as a STUDY with PORCH off. Upstairs the MASTER BEDROOM has an EN SUITE BATHROOM & SHOWER, and BALCONY overlooking the Golf Course. The GUEST BEDROOM has an EN SUITE SHOWER and there are 2 FURTHER DOUBLE BEDROOMS & LUXURY SHOWER ROOM. Outside there is a GARAGE, ample parking, GARDEN STORE and LANDSCAPED GARDENS, private and secluded providing areas for entertaining and relaxation. With beautiful scenery on the door step the house is only a short drive to Llandudno town centre, Railway station and Deganwy village. Tenure Freehold. Council Tax Band G. Energy Rating 50E Potential 73C. Ref CB7935



Open Entrance Porch

Slate floor, grey composite cladding to walls, lovely aspect to the Great Orme, double glazed front door

Hallway 10'9 x 8'6 (3.28m x 2.59m)

Vertical radiator, double glazed, wood grain flooring, glazed sliding doors on a black face mounted pulley system

Deep Under Stairs Cupboard 8'11 x 3 (2.72m x 0.91m)

Spacious Open Plan Sitting Room & Dining Room

16'1 x 9'10 and 11'1 x 9'10 (4.90m x 3.00m and 3.38m x 3.00m)

On two levels, wood grain flooring, fireplace opening and wood burner on brick hearth, 2 double glazed radiators, 2 central heating radiators, raised dining area with wood grain flooring, double glazed french door to rear gardens, copper piping design feature to wall

Kitchen Breakfast Room 13'9 x 13'7 (4.19m x 4.14m)

Copper Belfast sink, built in dishwasher, range of grey design base cupboards and drawers, marble design Dekton work tops by Cosentino, 3 double glazed windows, vertical central heating radiator, curved breakfast bar, built in Stoves double oven, 4 spice drawers and pan drawers, 5 ring gas Stoves hob unit, cooker extractor hood, tiled alcove,

Pantry Store 6'9 x 2'5 (2.06m x 0.74m)

Double glazed

Utility Room 9'2 x 5'5 (2.79m x 1.65m)

Tiled floor, plumbing for washing machine, timber wall, 2 leaded lights

Wash Room 6'4 x 4'1 (1.93m x 1.24m)

W.C, wash hand basin, half panelled walls, double door cupboard housing the Vaillant central heating boiler

Inner Hall/Study 14'7 x 8'10 (4.45m x 2.69m)

Central heating radiator, oak strop flooring, 2 leaded windows, under stairs cupboard

Side Porch 9'5 x 5 (2.87m x 1.52m)

Useful boot room, door to front

Imposing Lounge Dining Room 29'9 x 18'1 (9.07m x 5.51m)

Featuring a sandstone fireplace, 'floating' oak flooring,

double glazed french doors, 4 central heating radiators, 2 glazed illuminated china cupboards, delft rack, 2 double glazed windows, the ceiling has been artistically painted in black with gold colour relief to give a marble effect

First Floor

Turned three part stairway off the Inner Hall/Study to First Floor and Landing, double glazed leaded window, central heating radiator

Landing 13'7 x 3'3 (4.14m x 0.99m)

Central heating radiator

Master Bedroom 20'7 x 18 (6.27m x 5.49m)

Featuring large bi-folding double glazed doors leading onto the covered balcony overlooking the 16th green and 17th T to Maesdu Golf Course with Cwm Mountain in the distance, 2 central heating radiators, 2 double glazed windows, His n' Hers walk in wardrobes

Beautifully Appointed En Suite Bathroom

11' x 9'4 (3.35m x 2.84m)

Featuring a slipper bath on claw and ball feet, His n' Hers wash hand basins, half panelled walls, double glazed, w.c, tiled floor, double glazed oriel window, vertical radiator

Balcony 12'10 x 4'5 (3.91m x 1.35m)

Lovely sitting and relaxing area in the mornings and evenings overlooking the 16th green and 17th T to Maesdu Golf Course

Guest Bedroom 13'10 x 9'10 (4.22m x 3.00m)

Double glazed window, central heating radiator

En Suite 6'1 x 3'11 (1.85m x 1.19m)

Double shower cubicle and unit, wash hand basin, heated towel radiator, tiled walls, internal door on a cast pulley

Bedroom 3 12'9 x 9'7 (3.89m x 2.92m)

Double glazed, central heating radiator, 2 fitted wardrobe units and single cupboard

Bedroom 4 12'8 x 10'5 (3.86m x 3.18m)

Double glazed, central heating radiator, wardrobe cupboard

Shower Room 8'9 x 6'10 (2.67m x 2.08m)

Walk in shower cubicle and unit, vanity wash hand basin,

w.c, tiled walls and floor in a beige design, vanity recess, cylinder airing and linen cupboard with 6 doors,

The Garage & Driveway 22'9 x 9'10 (6.93m x 3.00m)

Wii-de decorative driveway with off road parking leading to the SINGLE GARAGE, double doors, power and light laid on, fitted shelving, outside power points

The Gardens

These are a lovely feature of the house, landscaped to provide a private relaxation area complete with barbeque/outside kitchen, slate flagged patio, gravel areas, artificial grass, flower planters and beds. The gardens enjoys a south westerly aspect backing onto Maesdu Golf Course. Original water feature now a rockery bed, useful GARDEN STORE ROOM with double glazed french doors. There is a private sheltered garden area in front of the house to enjoy the evening sunsets.

AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 email 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 email 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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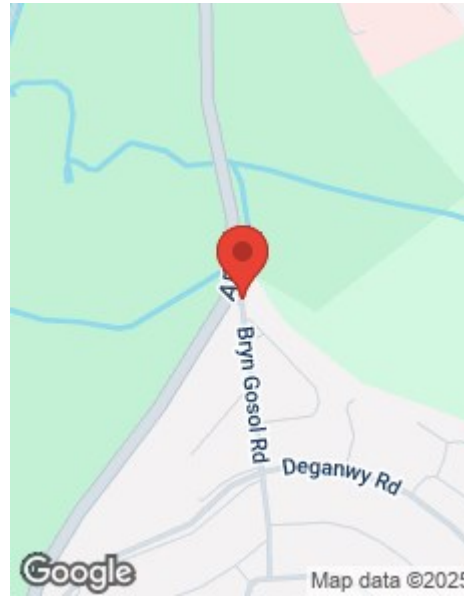




Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), 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 visit upon its own inspection. (5). Powered by www.propertybox.io



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(91-100) A		(10-15) A	
(81-90) B		(16-20) B	
(71-80) C	72	(21-25) C	74
(61-70) D		(26-30) D	
(51-60) E		(31-35) E	
(41-50) F		(36-40) F	
(31-40) G		(41-45) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

