



**STERLING**

ESTATE AGENTS & VALUERS

**5 Derwen Lane, Penrhynside  
Llandudno LL30 3EA**



**£295,000**

## 5 Derwen Lane, Penrhynside, Llandudno LL30 3EA

This is a deceptively spacious DETACHED BUNGALOW than what appears externally and an internal inspection is strongly recommended to fully appreciate the SUPERB EXTENDED KITCHEN DINING ROOM, SECLUDED GARDENS and the LARGE 30' LOFT HOBBIES ROOM. The bungalow occupies a lovely semi rural location on the outskirts of Penrhynside village which lies on the eastern edge of Llandudno, just above Penrhyn Bay. Local shops, supermarket, schools and transport services are all close at hand. All in excellent order throughout the accommodation comprises PORCH, HALL, LOUNGE, LARGE KITCHEN DINING ROOM, BATHROOM, 3 BEDROOMS, the main bedroom having an EN SUITE SHOWER, GAS C.H, DOUBLE GLAZING, GARAGE. Tenure Freehold, Council Tax Band E. Energy Rating 58D Potential 76CRef CB.8037.

### Entrance Porch

Double glazed front door, tiled floor, glazed inner door

### Hallway

Central heating radiator, coved ceilings, wood grain style flooring, double door cloaks cupboard, airing cupboard and gas central heating boiler

### Lounge

15'10 x 13'6 (4.83m x 4.11m)

Double glazed window to front aspect, central heating radiator, coved ceilings, dado rail, wood grain style flooring, pine fireplace surround, marble inset ad hearth, living flame gas fire

### Superb Extended Kitchen Dining Room

23'3 x 9'7 (7.09m x 2.92m)

Range of white base cupboards and drawers with black work top surfaces, carousel unit, pan drawers, 4 ring electric hob unit, built in microwave, stainless steel cooker hood, single drainer sink unit, double glazed and back door, plumbing for washing machine, built in dishwasher, fridge freezer, larder cupboard, built in double oven, central heating radiator, double glazed side window and double glazed lantern roof light allowing plenty of natural light

### Main Bedroom

11'11 x 11'1 (3.63m x 3.38m)

Double glazed, coved ceiling, 2 fitted single wardrobes, 4 top cupboards, wood grain style flooring, central heating radiator

### En Suite Shower Room

5'1 x 4'8 (1.55m x 1.42m)

Quadrant cubicle and shower unit, w.c, vanity wash hand basin, tiled walls and floor, double glazed, heated towel radiator

### Bedroom 2

11'4 x 9'11 (3.45m x 3.02m)

Double glazed, central heating radiator, wood grain style flooring

### Bedroom 3

9'10 x 8'6 (3.00m x 2.59m)

Double glazed, central heating radiator, wood grain style flooring

### Bathroom

6'10 x 5'10 (2.08m x 1.78m)

Shower bath, unit and screen, vanity wash hand basin, w.c, double glazed, tiled walls and floor, central heating radiator, upvc walls

### Superb Extensive Loft Hobbies Room

30'1 x 10'1 (9.17m x 3.07m)

Accessed via a staircase off the hall, the loft provides a very spacious storage area with excellent versatility. The generous extensive space is ideal for a hobbies room, play room or home office

### Outside

To the front of the bungalow is the Garage and off road parking. The front garden is laid to lawn with stocked borders and shrubs, private and secluded from the road yet enjoying distant hill and mountain views. Concrete tile pathways run along both sides, providing easy access to the rear garden, featuring a patio area and timber decking and balustrading. The garden is planted with a variety of shrubs and flowers, while fence panels to the rear ensure privacy.

### AGENTS NOTE

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 required.





**Floor Plan**

Floor area 81.8 sq.m. (881 sq.ft.)



**Outbuilding**

Floor area 19.2 sq.m. (206 sq.ft.)

Total floor area: 101.0 sq.m. (1,087 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.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	76

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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