



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

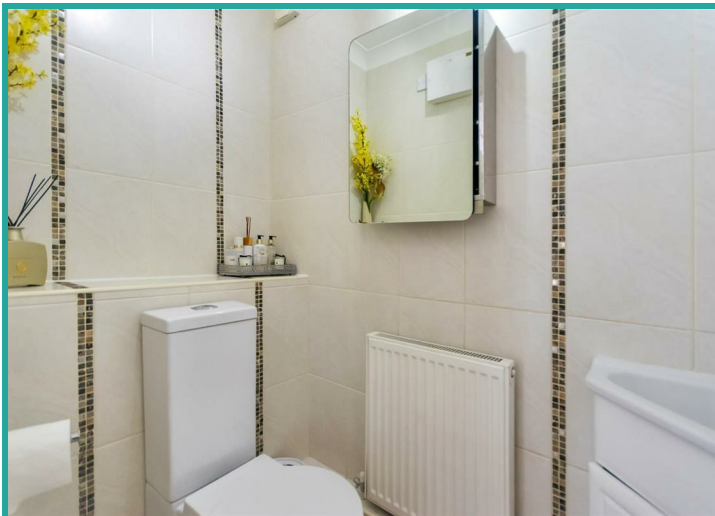
£825,000



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



Reception Hall

19'8" x 11'5" (6 x 3.5)

Double glazed front door, central heating radiator, coved ceilings

Cloakroom

W.C, wash hand basin, tiled floor and walls, mirror, central heating radiator

Living Room

13'9" x 10'2" (4.2 x 3.1)

Wood grain style flooring, double glazed patio doors to rear gardens, central heating radiator, coved ceilings

Superb Lounge

32'9" x 19'4" (10 x 5.9)

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

Conservatory

24'7" x 10'2" (7.5 x 3.1)

A superb room for relaxing, lower walls brick, windows double glazed, central heating radiator, double glazed french doors to rear gardens

Fitted Kitchen Breakfast Room

17'0" x 11'5" (5.2 x 3.5)

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

Utility Room

9'6" x 8'6" (2.9 x 2.6)

Stainless steel sink unit, plumbing for washing machine, tiled floor, double glazed, fitted cupboards and granite tops

Study

10'9" x 8'6" (3.3 x 2.6)

Double glazed, central heating radiator, coved ceilings

First Floor

Two Part Oak Staircase from the Hall to First Floor

Galleried Landing

Linen cupboard, 2 central heating radiators, coved ceilings

Master Bedroom

17'9" x 15'6" (5.41m x 4.72m)

Double glazed, central heating radiator, range of fitted wardrobes comprising a 3 door unit and 6 door robe, coved ceilings

En Suite Shower Room

Quadrant steam shower cubicle, mirror unit, folding seat, vanity wash hand basin, w.c, heated towel radiator, tiled floor, double glazed, coved ceiling

Guest Bedroom

16'7" x 14'9" (5.05m x 4.50m)

Double glazed window to rear aspect and distant sea views, central heating radiator, 3 door wardrobe unit, coved ceilings

En Suite Shower Room

Double shower cubicle and unit, w.c, wash hand basin, tiled floor and walls, vanity mirror and lighting

Bedroom 3

13'11" x 12'9" (4.24m x 3.89m)

Fitted 5 door corner wardrobe unit, single robe, double glazed, central heating radiator, coved ceilings

Bedroom 4

12'6" x 11'10" (3.81m x 3.61m)

Double glazed, central heating radiator, coved ceilings, 3 door wardrobe unit

Bedroom 5

11'9" x 10'5" (3.6 x 3.2)

Fitted 3 door wardrobe, coved ceilings, double glazed, central heating radiator

Family Bathroom

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

Triple Garage

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

The Gardens

Lawn rear garden with half round patio area, decking area, mature hedges form the boundaries. Opposite the driveway is an additional area of garden

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.

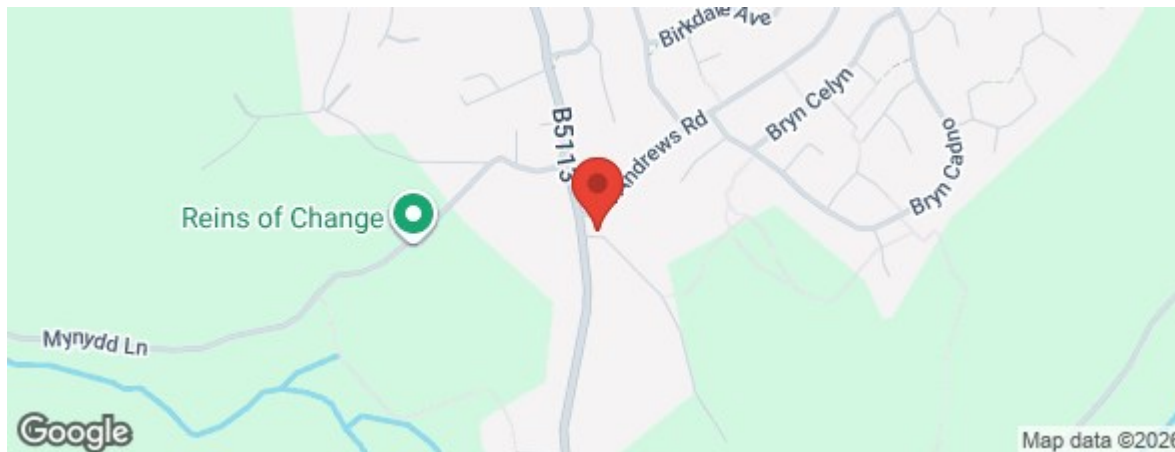
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These sites could well find a buyer for your own home

Energy Efficiency Rating	Score	Score
Very energy efficient - lower running costs		
92-95% A		
81-91% B		
69-80% C		
55-68% D		
44-54% E		
35-43% F		
2-34% G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	England & Wales

